

KHC Universal Design Standards

Kentucky Housing Corporation

For applications submitted and approved after May 26, 2006

Introduction to Universal Design

Universal design is a building concept that incorporates products, general design layouts and characteristics into residences in order to:

- Make the residence usable by the greatest number of people
- Respond to the changing needs of the resident
- Improve marketability of the residence

The goal of universal design is to build housing that meets the needs of the greatest possible portion of a community's population. It differs from accessible design, which is primarily intended to meet the needs of persons with disabilities. It is, however, inclusive of adaptable design as it strives to incorporate structural features that will allow a residence to be adapted to an individual's needs.

Kentucky Housing Corporation (KHC) has determined that universal design standards are appropriate and should be utilized in the construction and reconstruction of affordable housing.

KHC universal design requirements apply to:

- All newly constructed single-family detached housing only when KHC is providing 50 percent or more of the funding based on the total construction cost, including all hard and soft costs. KHC's participation may be either in the form of permanent financing, construction financing or any combination of both.
- All newly constructed duplex and triplex housing only when KHC is providing 50 percent or more of the funding based on the total construction cost, including all hard and soft costs. KHC's participation may be either in the form of permanent financing, construction financing or any combination of both.
- All newly constructed manufactured and modular housing only when KHC is providing 50 percent or more of the funding based on the total construction cost, including all hard and soft costs. KHC's participation may be either in the form of permanent financing, construction financing or any combination of both.
- Of the total number, 5 percent of newly constructed townhome units (or at least one), whichever is greater, when KHC is providing 50 percent or more of the funding based on the total construction cost per unit, including all hard and soft costs. KHC's participation may be either in the form of permanent financing, construction financing or any combination of both.

KHC universal design requirements do not apply to:

- Homes purchased by individuals through KHC’s single-family mortgage loan program.
- All rehabilitation projects.
- All multifamily dwelling units covered by the Fair Housing Act.

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Note: Universal design requirements shall apply to all newly constructed/reconstructed single-family detached, duplex, triplex units and 5 percent of the total number of townhomes (or at least one), whichever is greater, with 50 percent or more KHC funding including all housing credit projects and tax-exempt bond financing. This is in addition to Kentucky Building Codes, Residential Codes, Kentucky Housing Corporation’s Minimum Design Standards and Section 504, 24 CFR. Please contact KHC’s Department of Design and Construction Review at (800) 633-8896 or (502) 564-7630 or TTY 711 for questions regarding universal design requirements.

- 1). **Hallways:** All hallways shall have a net clear (finish wall to finish wall) opening width of 42”. Definition of hallway is any passageway that is 18” or greater in depth.
- 2). **Interior Doorways:** All passage doors from room to room, including all bedroom doors and all primary bedroom closet doors, shall have a minimum net clear opening of 32”. Doorways to smaller secondary closets, linen, storage, coat, mechanical and secondary bedroom closets that are less than 4’ wide x 2’ deep, are not required to have a net clear opening of 32” but is preferred.
- 3). **Bathrooms:** All housing shall have a minimum of one full KHC universally designed bathroom located on the grade level.
 - A). Lavatories shall have a 30” x 48” clear floor space. The clear floor space may be rotated or angled, depending upon approach and design. In a side approach, the 48” dimension shall be parallel to the lavatory. In a forward approach, the 48” dimension shall be perpendicular to the lavatory. The bowl shall be centered in either the 30” or 48” dimension. The clear area shall be free from all wall projections, tub, shower, toilet or the lavatory base. If a wall-hung, “breakaway-style” base or pedestal lavatory is used, the clear space may encroach a maximum of 19” underneath the base in a forward approach design.
 - B). Toilets shall be centered a minimum of 18” from any corner wall, base cabinet or tub.

- C). Wall reinforcement behind the toilet, tub and/or shower shall be equipped with properly anchored and supported grab bars or install 2" x 10" wood blocking, plywood or other approved material for future grab bars in the toilet, tub and/or shower area. The wall reinforcement shall be located 33" to 36" AFF (above finished floor). Americans with Disability Act (ADA) compliant reinforced tubs may be used.
- 4). **Entry Door:** The primary entry door must meet the following requirements:
- A). An exterior level platform with a minimum of 5' x 5' clear floor space. This platform must be within 1/2" of the interior finished floor at the point of entrance and a maximum threshold rise of 1-1/4" when approaching from the outside (structural and decorative supports may overlap perimeter of the clear floor space).
 - B). The entry door threshold must not project more than 3/4" above the interior finished floor. At the point of entry of this door, the interior must have a 5' x 5' clear floor space.
- 5). **Faucets:** Single-lever faucets or ADA-approved faucets shall be installed at all sinks, showers and tubs.
- 6). **Electrical:** Light switches, fan switches and thermostats shall have a maximum height of 48" centered on the switch or thermostat face cover. Mounting heights for electrical outlets shall have minimum height of 15" AFF from the bottom outlet or a maximum height of 48" AFF from the top outlet. Note: If an outlet or switch is obstructed by a base cabinet or countertop, then the maximum height for a switch or outlet shall be 46" AFF.
- 7). **Bedroom:** All units shall have a minimum of one bedroom on the grade level.
- 8). **Exterior Access:** Access from the vehicular parking to the entry door shall be considered in the site design unless it is impractical to do so because of terrain or unusual characteristics of the site. The walkway from the parking area to the entry door must be 42" wide and made of concrete, asphalt, wood or other hard surface material approved by KHC.