

THE AMERICAN DREAM FOR EVERYONE

Homes for an Owner's Lifetime

The Lifetime Design Committee of the Home & Building Association of Greater Grand Rapids (HBAGGR) encourages all members to look into the benefits of building and/or buying homes that can be lived in for a lifetime. Please save this information for future reference.

Below are minimum features we would like to see every home incorporate:

- Exterior doors - 36" (barrier free thresholds are less expensive than standard thresholds)
- Interior doors - 36" doors to all common areas, bedrooms and a minimum of one bathroom on the main floor
- Hallways - minimum 42" halls; 48" halls are better
- 52" turning radius in the kitchen, bathroom(s) and laundry room
- Electrical outlets - 18" to 24" off the ground
- Light switches - 42" to 48" off the ground

There are additional steps you can take which will benefit you regardless of your physical abilities. However, if disability ever becomes an issue, the following benefits will make your home livable:

- Zero step entry into the home - see drawing on back for details
- ADA toilets - elongated and taller
- Faucets - lever style (scald proof if necessary)
- Countertops - 30" to 32" high - depending on client
- Roll-out shelves - all base cabinets and pantries
- Knife hinge on cabinets allow the doors to open fully (180 degrees)
- Leave an open space underneath sinks
- Door levers vs. door knobs
- Rocker switches vs. toggle switches
- Flooring - hard surfaces (wood, tile, vinyl) or low pile carpet
- Wider base trim (a wheel chair foot rest may hit the wall)
- Casement windows
- Grab bars - add backing to walls during framing (add to showers as well)

- Roll-In showers – be sure to lower the floor joists under the shower
- Seats in showers - 22" deep x 36" wide
- Microwaves can be placed under countertops, if necessary
- Appliances - elevated front loading dishwasher, washer & dryer
- Remote Control Gas Fireplace

Estimated Costs Associated with Lifetime Design (Depends on size and design of home)

- 36" doors vs. 32" doors - under \$100 for a complete home
- Levers vs. doorknobs - under \$100 for a complete home
- Hallways - minimum 42" wide - \$400 (using cost per sq. ft.)
- Rocker switches vs. toggle switches - under \$100 per home
- Zero step entry - \$500 to \$1,000 depending on the home
- Roll-out shelves - \$30 per shelf
- ADA compliant toilets - \$85 increase per toilet
- Roll-in fiberglass shower - \$700 increase per shower
- Stair lift platform - \$14,000 to \$17,000
- Elevator - \$20,000 to \$30,000
- Remote control for gas fireplace - \$130

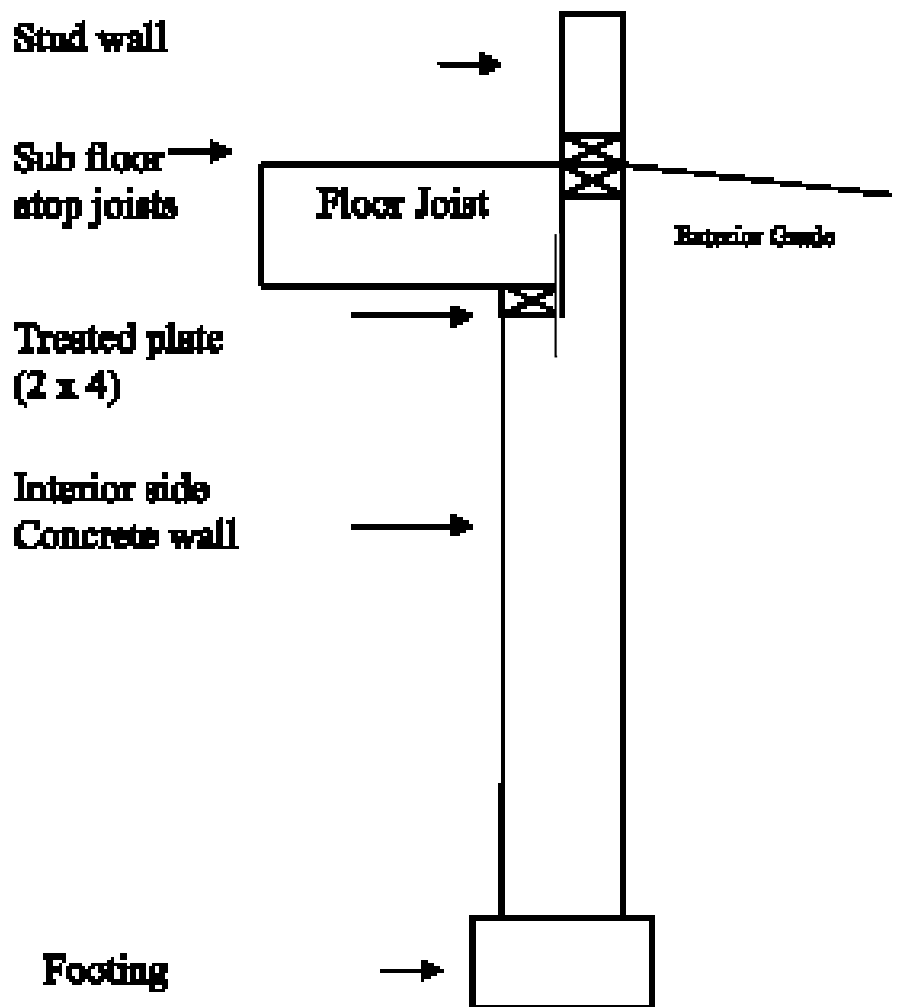


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Creating a Zero Step Entry

1. 8" concrete front wall
2. Internal Ledge – minimum 1½" depth for bearing; height of ledge same height as floor joist
3. Place treated plate on ledge
4. Place treated plate on top of concrete wall and sheet to the outer edge of the plate
5. Exterior stud wall will sit on the floor deck
6. Floor joist must not touch concrete



Notes:

1. If you want 9' lower level walls, your front wall will be 10' to the top.
2. For concrete front porches, you need an internal ledge for the porch cap. Also, the outer foundation wall of your porch will be lower than your house wall to allow for slope.
3. Floor joists - check with manufacturer concerning bearing depth required. Joists must not touch concrete.
4. Pouring the garage floor - you can run the concrete right up to the door to the house. You DO NOT need a 4" gas curb.