

# Construction Guidelines for EasyLiving Home Features

## THE MAIN FLOOR

The main floor of an EasyLiving Home<sup>cm</sup> includes at least one full bathroom, one or more bedrooms, a kitchen, and an entertainment area such as a living room or den. There must be an accessible path throughout with no steps between rooms.

## DOORS

The exterior door that provides the step-free entrance and EVERY interior passage door on the main level (including bathrooms) must be at least a 3'0" or 2'10" door, or a 2'8" pocket door, or other solution that provides 32 inches of clear passage space. If desired, the door to a bathroom can be hinged out, like a closet door, to provide more interior space. Non-passage closet doors are not required to meet the 32-inch clear passage standard, but this can be an added advantage where feasible.



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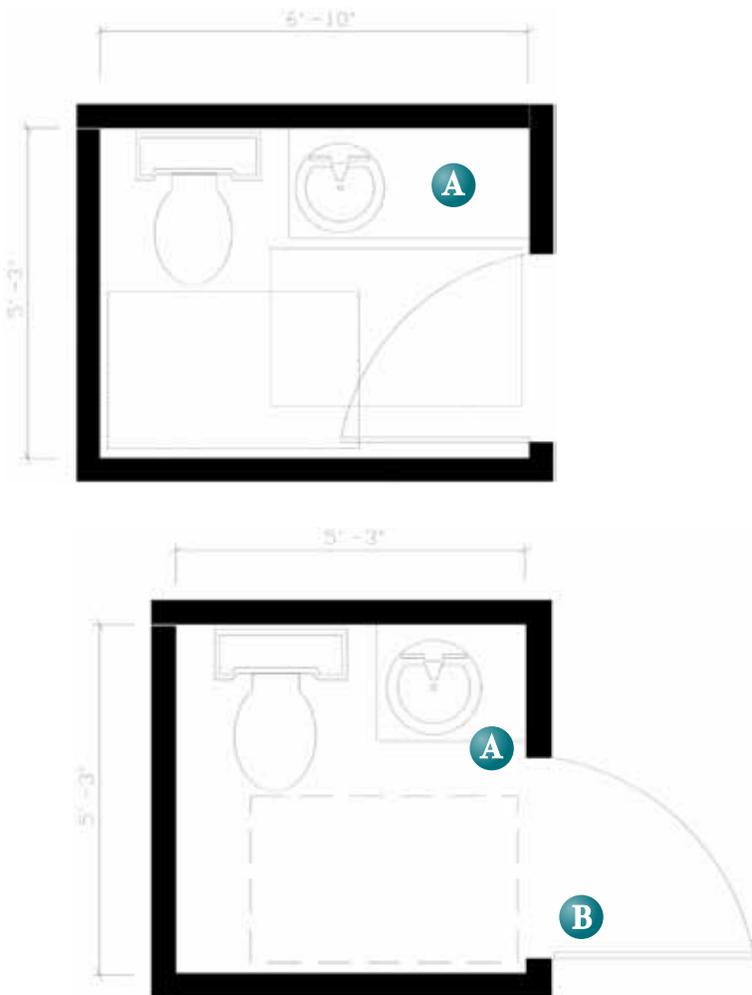
*EasyLiving Homes: (top and bottom) in Hanover County, Va., built by Stephen Thomas Homes; and (middle) in the Richmond Va. area, built by Martin P. Schwind Contractor, Inc.*

## SUFFICIENT MANEUVERING SPACE IN BATHROOMS

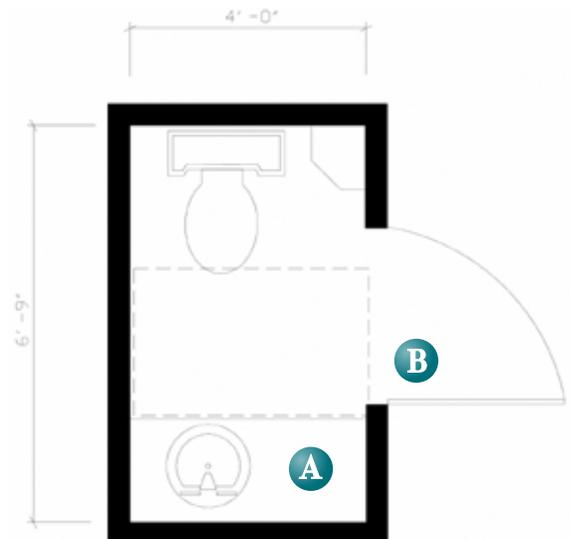
A five-foot turning diameter is NOT required to meet EasyLiving Home<sup>cm</sup> standards. Sufficient Maneuvering Space requires that a rectangular space no less than 30" by 48" be available adjacent to the tub or shower, the commode and the sink. These imaginary rectangles can, of course, overlap. Therefore, this standard is readily achievable in most existing full bathroom and powder room plans, even small ones, particularly when the bathroom

door is hinged to swing outward. A wall-hung or pedestal sink may facilitate designing 30" by 48" clear-space rectangles adjacent to fixtures because the rectangle can extend into the toe room beneath the sink, providing usable space. The following bathroom-fixture configurations show a few of the many ways the maneuvering space can be achieved in full baths and powder rooms.

### POWDER ROOMS:



- A** *Countertop lavatory with knee space below to allow forward approach to fixture.*
- B** *If desired, the door to a bathroom can be hinged out to provide more interior space.*



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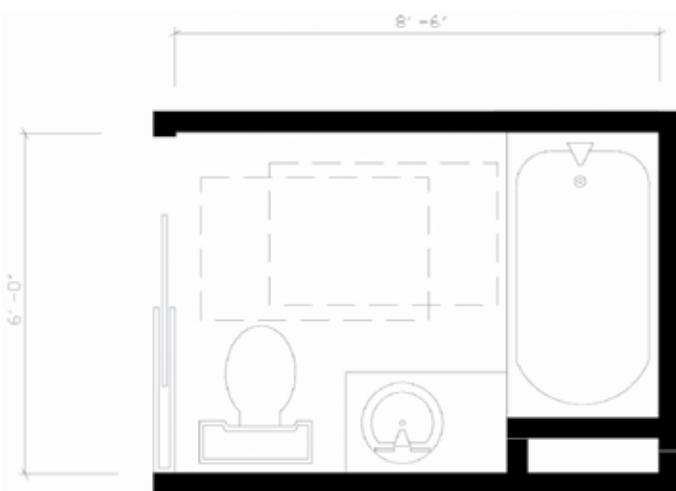
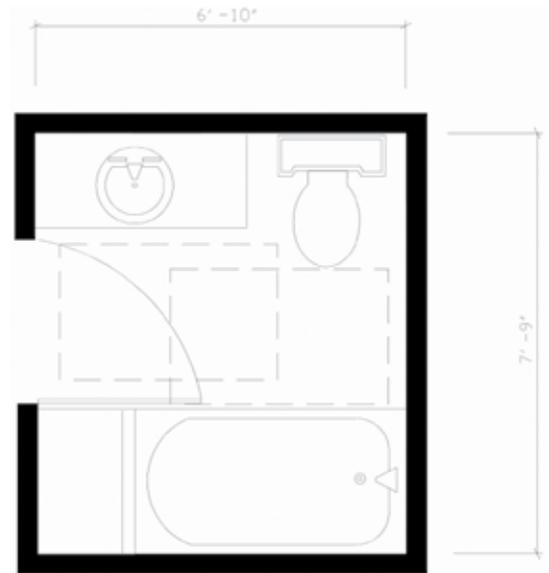
## BATHROOMS WITH BATHTUBS

The following diagrams show a few of many possible examples of small full bathrooms where fixtures are placed so that sufficient maneuvering space is achieved. Note the overlapping imaginary

30" x 48" rectangles adjacent to the fixtures. These are not required items but may help you to achieve the minimum 30"x 48" rectangle.

**C** 19" maximum deep wall hung lavatory with knee space.

**D** Vanity with clear floor space centered on basin to permit parallel approach.



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EasyLiving  
Home 

## ONE STEP-FREE ENTRANCE ON AN ACCESSIBLE PATH

*Accessible Path* means that the entrance is approached by a firm surface such as a sidewalk or a garage floor. *Step-free Entrance* means that the main floor of the house can be entered with no step higher than a 1/2-inch threshold. (An “ADA” or “handicap” threshold is readily available for pre-hung doors at major door suppliers.) The slope leading to the entrance should be no steeper than 1:12 (12 inches of length for each inch in rise) and less steep than that when possible.

Generally, the slope will not need to be a ramp but can be achieved by grading so that a sloping sidewalk meets the porch. This sidewalk method is particularly easy when building on a concrete slab, but can also be achieved through grading for homes with basements or crawl spaces.

There are instances when lots are steep and require a driveway that is considerably steeper than 1:12. In those cases EasyLiving Home features can still be met if the walk leading from the driveway to the entrance is 1:12 or less, or if a step-free entrance is constructed from the garage to the home.

If a lot is considerably higher at the back than the front, the builder may choose to locate the step-free entrance at the side or back of the house. This is an acceptable alternative to a front entrance when topography so indicates.

When selecting the step-free entrance from the garage to the main floor, the builder has several options. If the floor of the garage is nearly the same grade as the main floor, a relatively short concrete slope can be constructed. For very low rises (less than six inches), a slope steeper than 1:12 is acceptable. For example, a rise of one inch can have a slope 3 inches long; a rise of two inches, a slope 5 inches long; a rise of three inches, a slope 8 inches long; a rise of four inches a slope 12 inches long; and a rise of five inches, a slope 18 inches long. The reason a steeper slope than 1:12 ratio is feasible in these cases is that the back wheels of a wheelchair or the back legs of a walker are still on level ground while the front wheels/legs are on the slope, which alleviates the danger of uncontrolled rolling or tipping.



Step-free entrances: (left) side entrance from the carport; (center) front door step-free entrance showcasing the operable sidelight; and (right) step-free entrance – great for strollers, too.

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