

Inclusive Home Design ("Visitability")



**GEORGIA INITIATIVE FOR
COMMUNITY HOUSING
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Introduction



- Define Visitability
- Why useful term, and why not useful
- What has changed from a century ago

Inclusive Home Design, Visitability, is a response to the changed reality so that house construction begins to catch up with technological advances and changed demographic realities

The Status Quo: What We Do Now



(how we are calculating demand now and why that is not valid)

How many houses?



Journal of the American Planning Association, Summer 2008

By one measure of disability, 60% of all new houses built today in the US will have, over the lifetime of the house, a resident with a “long-lasting, severe mobility Impairment.”

By another measure, 25%

Problem: New Detached, Single-Family Houses with steps at all entrances and narrow bathroom doors



Problem: New Attached, Single-Family Houses (Townhouses) with steps at all entrances and narrow bathroom doors



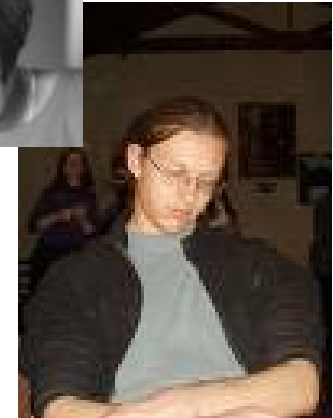


ADA, FHA

95+ %

Consequences: personal and fiscal

Personal and Fiscal Costs of current design and construction:



The Essential Features



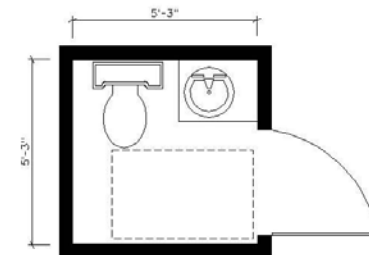
- One zero-step entrance on an accessible route—at the back, side or front of the home, or through the garage depending on terrain



- All main floor interior passage doors with 32 inches *clear passage space*.



- A main floor bathroom with basic maneuvering space.



Solutions: 30,000+ homes, built for the open market with a zero-step entrance and wide interior doors, have resulted to date from Visitability ordinances in a dozen cities and states have resulted to date.





**value and
convenience
for all.**

A Solution: Layers of Flats Instead of Attached, Two-Story Townhouses above Commercial



More Townhouse Solutions



Common Misconceptions



- Hilly lots difficult
- Front entrance always best
- Aesthetically displeasing
- More vulnerable to water/termite
- Cost is high

Myth: Visitability is expensive
and incompatible with housing affordability.



Fact: Planned-in-advance visitability on new construction costs little: about \$100 for houses built on a slab and \$400 to \$600 for houses built over a basement or crawl space.

Strategies



- Voluntary
- New Incentives
- Tied to Existing Incentives
- Laws
- International Code Council: 2008
 - “Type C Visitability” model code for single-family, Duplexes and triplexes

www.concretechange.org

