



## Universal Design Check List

The following checklists are designed to aid in verifying universal design construction tolerances and other requirements in both the Pre-Drywall construction phase and Substantial Completion phase of a project.

### DURING CONSTRUCTION PHASE (PRE-DRYWALL)

DESCRIPTION	YES	NO
<b>Primary Entry:</b>		
Door – Minimum 36” wide. (Pivot). <i>Sec 302.1.1</i>		
Threshold – 1/2” beveled threshold or 1/4” squared edged. <i>Sec 302.1.3</i>		
Doorbell – Internally illuminated doorbell, wired to allow retro fit of visible internal signal. Mount doorbell 36” above level landing outside door. <i>Sec 302.1.4</i>		
Clear Floor Space – 5’ x 5’ maneuverable space inside and outside of entry door. <i>Sec 302.1.7</i>		
Covered Entryway – Shelter entry from weather with an overhang. <i>Sec 302.1.10</i>		
<b>Secondary Exterior Doors:</b>		
Door - Minimum 36” wide. <i>Sec 302.2.1</i>		
Clear Floor Space – 5’ x 5’ maneuvering space on the pull side(s) of the door and a minimum of 36” x 48” approach on the push side. <i>302.2.2</i>		
<b>Interior Doors:</b>		
Door - Minimum 32” wide clear opening. <i>Sec 303.1.1</i>		
Threshold – 1/2” maximum threshold. <i>Sec 302.1.3</i>		
<b>Interior and Exterior Stairs (If Provided):</b>		
Max. riser height 7”, minimum tread depth 11”, minimum width 42”. <i>Sec 303.9.1</i>		
Handrails both sides. Extend rails 12” beyond top and bottom risers and parallel to floor. Return rails to wall or newel. <i>Sec 303.9.2</i>		
Minimum landing depth 48”. <i>Sec 303.9.4</i>		
Rough-in power for future lift. <i>Sec 303.9.5</i>		
<b>Hallways:</b>		
Minimum 42” wide hallways. (finished). <i>Sec 303.2</i>		
<b>Windows:</b>		
Sill Height 32” max. above finish floor (except over casework). <i>Sec 303.6.1</i>		
Window locks within reach range. <i>Sec 303.6.3</i>		
<b>Kitchen:</b>		
<b>Sink:</b>		
Piping – Insulate sink pipes. <i>Sec 304.2.2</i>		



DESCRIPTION	YES	NO
<b>Counter:</b>		
Workspace – Include a section of adjustable counter surface with knee space below; or space for a free –standing 24” x 36” table while maintaining required clearances. <i>Sec 304.3.2</i>		
Kitchen Storage –50% of the storage space within reach range. <i>Sec 304.5</i>		
<b>Primary Bathroom:</b>		
Clearance– Clear turning circle or T-turn. <i>Sec 305.1</i>		
Phone – Provide phone jack. <i>Sec 305.1.1</i>		
Toilet – Locate 18” to center off a sidewall in a clear space minimum 48” wide, 60” deep. <i>Sec 305.1.2</i>		
Tub – (If provided). Provide a clear 30” x 48” approach space aligned with side of tub. <i>Sec 305.1.4</i>		
Controls – Locate tub/shower controls to open at the side of the fixture centerline. <i>Sec 305.1.5</i>		
Blocking – For grab bars in a variety of positions at toilet, tub/shower. <i>Sec 305.1.6</i>		
Shower – Block for personal shower unit on 30” minimum slide bar. Include shower head with cut off thumb control at head. Provide minimum 60” long hose. <i>Sec 305.1.7</i>		
Shower Stall – (If provided). Minimum shower size is 36” square (interior clear dimensions) with blocking in the walls for grab bars and seats. 1/2” max. high curb at 36” square units. <i>Sec 305.1.8</i>		
Lavatory – Provide 30” x 48” approach space for both parallel and forward approach. Provide finished floor under the lavatory and provide one of the following: removable cabinet, fold back vanity doors or wall hung fixture/counter with knee space. <i>Sec 305.1.9</i>		
Mirror – Bottom edge 38” max. above finish floor, top edge 66” minimum above finish floor. <i>Sec 305.1.10</i>		
Lighting – Provide extra lighting at sides or above lavatory and in or adjacent to the tub/shower area. Maintain minimum 55 foot-candle light levels in the bathroom. <i>Sec 305.1.11</i>		
Power – Provide at least one (1) GFCI electrical outlet located within reach range. <i>Sec 305.1.12</i>		
<b>Secondary Bathroom(s):</b>		
Clear Space – 30” x 48” clear floor space beyond the reach of the door swing. <i>Sec 305.2</i>		
Toilet – Locate 18” to center off a sidewall in a clear space minimum 48” wide, 60” deep. <i>Sec 305.2.1</i>		
Tub – (If provided). Provide a 30” x 48” approach space aligned with side of tub. <i>Sec 305.2.3</i>		



DESCRIPTION	YES	NO
Controls – Locate tub/shower controls the side of the fixture centerline. <i>Sec 305.2.4</i>		
Blocking – Provide blocking for grab bars in a variety of positions at toilet, tub and shower areas. <i>Sec 305.2.5</i>		
Shower – (If provided). Minimum 34” square with blocking in the walls for grab bars and seats. Provide 30” x 48” clear floor space adjacent to the open side of the shower. <i>Sec 305.2.6</i>		
Lavatory – Provide a 30” x 48” clear floor space for parallel and/or forward approach centered on bowl. <i>Sec 305.2.7</i>		
<b>Life Safety, Environmental and Electrical Elements:</b>		
Smoke Alarms – Wire to allow for future installation of visual alarms. <i>Sec 306.1</i>		
Thermostats = Mount at 48” above finish floor in a position that allows either forward or parallel approach. <i>Sec 306.2</i>		
Electrical Panel – Provide parallel approach space for electrical panel. Mount with top operating switch/shut-off at 54” above finish floor and bottom of panel no less than 18” above finish floor. <i>Sec 306.3</i>		
Outlets, phone jacks and data ports – Mount at 18” above finish floor minimum. <i>Sec 306.4</i>		
Switches – Mount switches at 36” – 42” above finish floor. <i>Sec 306.5</i>		



## END OF CONSTRUCTION PHASE (SUBSTANTIAL COMPLETION)

DESCRIPTION	YES	NO
<b>Primary Entry:</b>		
Closer – (If provided): Closer must comply with current ANSI standards for closing speed and force (see ANSI A117.1 1989, 404.2.8-9). <i>Sec 302.1.5</i>		
Doorbell – Internally illuminated doorbell. <i>Sec 302.1.4</i>		
Front Door – Sidelight or double peepholes. <i>Sec 302.1.2</i>		
<b>Exterior Lighting:</b>		
Entry Door Lighting – Provide a fixture with a minimum of 100 watt capacity. <i>Sec 302.1.9</i>		
<b>Hardware, Fixtures and Fittings:</b>		
Hardware, Fixtures and Fittings – All door hardware, cabinet hardware, faucets, bath and shower valves, diverts and similar items are to be lever and/or wire handle or D-pull (loop) type. All such items must operate easily using a single closed fist. <b>Exception:</b> Panel box and HVAC filter access panel. <i>Sec 301.9</i>		
<b>Floor Surfaces:</b>		
Use non-slip and dense surface materials. Do not use pads under carpeting. <i>Sec 303.3</i>		
1/2" max. beveled threshold condition between flooring material changes. <i>Sec 303.1.3</i>		
<b>Full Length Mirror:</b>		
Provide at least one full length mirror in the bedroom and/or bathroom(s) that connect to the accessible route. <i>Sec 303.5</i>		
<b>Kitchen:</b>		
<b>Sink:</b>		
Faucet – Provide a single lever faucet with separate sprayer. <i>Sec 304.2.1</i>		
Fixture Bowl – Provide bowl with 6-7" maximum depth with drain set towards back of the bowl area. Disposal should be clear of knee space. <i>Sec 304.2.3</i>		
Flooring – Finish floor under sink area. <i>Sec 304.2.5</i>		
Approach Space – Provide front approach knee space for sink. Make cabinet front fold back or provide removable base. <i>Sec 304.2.4</i>		
<b>Counters:</b>		
Material – Avoid mirror finish counters such as gloss laminate. Polished stone is acceptable. <i>Sec 304.3.1</i>		
<b>Appliances:</b>		
Range – Provide front controls at range. <i>Sec 304.4.1</i>		
Hood – Provide switch for exhaust control within reach range of person using the range. <i>Sec 304.4.2</i>		
Refrigerator – Include rough-in for icemaker. Provide space for side-by-side appliance or bottom freezer appliance. <i>Sec 304.4.3</i>		
Microwave – (If provided). Place within reach range. <i>Sec 304.4.4</i>		



DESCRIPTION	YES	NO
<b>Lighting:</b>		
Provide fixturing sufficient to provide 55 foot-candle illumination throughout the kitchen workspace. Measure light levels at countertops, appliances and sink. <i>Sec 304.7</i>		
<b>Primary Bathroom:</b>		
Faucet – Provide a single lever faucet. <i>Sec 304.2.1</i>		
Toilet – Locate 18” to center off a sidewall in a clear space minimum 48” wide, 60” deep. Install a fixture with flush valve on the open side of the toilet. <i>Sec 305.1.2</i>		
Seat – Provide toilet with seat height of 17” (exception unit design for occupant requesting higher or lower fixture). <i>Sec 305.1.3</i>		
Shower – Provide personal shower unit on 30” minimum slide bar. Include shower head with cut off thumb control at head. Provide minimum 60” long hose. <i>Sec 305.1.7</i>		
<b>Secondary Bathroom:</b>		
Fixture – Install a fixture with flush valve on the open side of the toilet. <i>Sec 305.2.1</i>		
Seat – Provide toilet with seat height of 15” (17” optional). <i>Sec 305.2.2</i>		
<b>Life Safety, Environmental and Electrical Elements:</b>		
Thermostats -Unit should have large, legible control markings and be user friendly. <i>Sec 306.2</i>		
Switches – Use luminous rocker or toggle switches at primary locations. <i>Sec 306.5</i>		



## Final Walkthrough Checklist

DESCRIPTION	YES	NO
Ramp Inspection. Slopes and Handrails		
Accessible Route Inspection. Slopes		
Parking Inspection. Slopes		
Hand Rail – Interior		
Hand Rail - Exterior		
Doors 32" Clear		
Window Hardware		
Door Hardware		
Mail Box		
Peep Holes / Sidelight		
House Numbers Front and Back		