

Beyond the ADA: Residential Universal Design

Questions from the May 9, 2012 webinar

Q: Especially for Universal Design webinars there should be closed captioning. I'm an architect who wears hearing aids, and probably miss 10-20% of the webinars. It's a struggle to follow everything, and should not be. [Erick Mikiten]

Q: Regarding the lowered kitchen surfaces, I am 6' 4", and I have to bend down uncomfortably to use sinks and stoves at conventional height. That is not good for my back. Are there adjustable surfaces that can accommodate high and low? [James Plagmann]

Q: Sec 504 refers to Vocational Rehab Act of 1973 [Thomas Hirsch FAIA]

Q: FHAA 1988 is NOT Section 504. [Thomas Hirsch FAIA]

Q: "at least 1 zero step entry" provides LESS SAFETY for people with mobility than other people who get 2 required exits. As an architect I advise "all required exits" to be use-able. [Thomas Hirsch FAIA]

Q: Living in San Francisco, with its large stock of existing homes, small building sites, and ever-present hills I find that level access from an accessible route is often difficult to achieve. Do you have any examples that I might refer to of how these challenges might be addressed? [Peter Rockwell]

Q: Does the toilet paper station fall over often during normal usage? Does it have a suction cup on the bottom to limit skid or tip? [Eric Faulkner]

Q: What is your opinion of crushable dams? In the City of Los Angeles they frown upon them but keeping water in the shower seems critical to avoid slip and falls in bathroom with roll-in showers, and this provides an accessible solution without a solid curb. [Rene Rodriguez]

Q: How do you feel about LULA elevators? Have you had good or bad experiences with them? [Donald Barree]

Q: Where can we find info on the British code requirements? [Allegra Kochman]

Q: On what types of projects, is ADA Requirements not required? [Daniel Wilson]

Q: When you line walls with plywood, do you also install gypsum board or do you use a liner instead? Do you have to shift the wall centerline to compensate for the thicker wall finish? [Eric Faulkner]

Q: I have heard that ADA is not required for Religious facilities (churches) and Government projects. Is this true? Also, what about Historical buildings that are on the State or Federal Historic Registry? [Daniel Wilson]

Q: A Universal Design expert / guru in the Pacific Northwest has been telling people to NEVER put knee space / sitting space underneath cooktops due to safety concerns. The reason is that people have been scalded when water boils over from a pot. The person cannot possibly get out from under the boiling water fast enough. This creates a liability issue for architects and contractors who design and build such sitting space under cooktops. While I agree that sitting space under sinks and cutting boards is a great idea, putting knee space under cooktops is not, due to the high degree of danger (scalding accidents). [Emory Baldwin]

Q: CAPS certification: Where, How, What cost? [John Ahern]

Q: Is it necessary to have a 5' diameter turning radius in a residential bathroom?[Julie Cecere]

Q: Are the speakers making this Universal Design practice the bulk of their individual practices? [Jorge Kuperman]

Q: Can any of the speakers provide information about doorbells tuned to tones that are easily heard by older people, teens and others since people of different ages hear different tones more easily (or less well)? If any options are available that also feature strobes, that would be welcome information also. [Betsy Jones]

Q: How to get on the list of AARP for architects of UD? [Darrell Barnes]

Q: As architects, we must make barrier free design on short stay rooms like motels and hotels beyond what local codes demands? [Jose Rivera]

Q: How can we 'claim' that providing these options is not more costly when your place plywood as a substrate for the gyp board in an entire bathroom? Grab bars, zero thresholds on a house with a basement, all of these items add up quickly. I like to be realistic with my clients and we cannot lead them to believe the costs for this are not more. [Bruce Mohns Jr]

Q: Laura, reminder: Tell participants that the "on-site" survey is available to architects who go and represent HFH. [Lisa Stacholy]

Q: <http://www.barrierfree.org/accessible-kitchen> [Don Marquardt]

Q: I knew a family that had cabinets on a wire/pulley system to raise and lower them. The reason was because the parents were so tall and anticipated being in a wheelchair years later. Are you familiar with any systems or manufacturers that produce these systems? [Aric Abblitt]

Q: The push button toilet and the multi-function faucet were excellent examples of technology meeting the need for universal design. Are there other products or solutions that you have seen technology advance universal design? [Eric Drivdahl]

Q: Where was the transfer space / access space BESIDE the toilet in Laura's floor plan example? There should be a bigger gap between the toilet and the sink in that situation. Other images they showed were better examples since there was space in the shower to access the side of the toilet. [Emory Baldwin]