Accessible stock house plans

THE CENTER FOR UNIVERSAL DESIGN

NC Cooperative Extension Services
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Accessible Stock House Plans
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Disclaimer

These plans are supplements to plans offered by the NC Cooperative Extension Service. They are intended to improve access for people with mobility impairments and are provided for information purposes only. It is the responsibility of the contractor and owner to comply with all applicable federal, state, and local codes, ordinances, and regulations in the construction of the house. Modifications to these plans will be needed to meet special individual needs of people with disabilities and may also be necessary to comply with specific requirements for energy codes, seismic activity, wind, snow, or other special loading conditions.
The lack of accessible floor plans is one impediment to construction of accessible housing. Important accessible features are overlooked or installed incorrectly because homes are constructed from ad hoc adaptations of traditional house plans. With few accessible house plans available for comparison, new designs are often developed without the benefit of necessary background information concerning accessible and universal design features.

In 1992 a project was initiated by the Center for Accessible Housing at North Carolina State University in cooperation with the North Carolina Cooperative Extension Service to develop and promote the availability of accessible house plans. In order to reduce the high development costs associated with designing completely new house plans, permission was obtained from the U.S. Department of Agriculture to design and distribute accessible revisions to existing plans in The North Carolina Collection developed by the North Carolina Cooperative Extension Service.

This catalog features six revised house plans, ranging in size from 1,000 to 2,500 square feet and includes single family homes and a duplex design. Each plan incorporates universal design principles that make it fully accessible by people who use wheelchairs and other mobility aids and includes thoughtful and well-planned features that make the house more livable for everyone. Plan sets for all of the six plans may be ordered by using the order form included in this catalog.

**Special Features**

- Open floor plans and wider doors and corridors add flexibility in arrangement of furnishings and afford easy maneuvering space for people who use wheelchairs.

- Lever handles make opening doors easy for everyone, even those with limited grip strength and movement.

- Light switches, electrical outlets, and thermostats are located at heights easily reached by everyone, including children and people who use wheelchairs.

- Variable counter heights, clear knee space at sinks and cooktops, 5’ diameter turning spaces, and reinforced walls for grab bar installation provide full accessibility in kitchens and bathrooms.

- Every plan includes alternative bathroom layouts to accommodate a tub with built-in transfer seat, a 3’x3’ transfer shower, or a 5’x5’ roll-in shower.

- Site plan drawings containing landscape suggestions, and ideas for accessible entrance and site design accompany each plan.
Features of this house

This 2-bedroom contemporary plan features a large open living/dining area with fireplace, an oversized carport with exterior storage wall, and a generous covered porch at the entry. The large bathroom can accommodate either a 3'x3' shower or a conventional tub/shower with a transfer seat. Wide doors and generous room dimensions allow easy access throughout the entire house.
Features of this house

This ranch-style plan has 3 bedrooms, 2 baths, and an open kitchen/dining/living area. A separate entry off a large carport and the generous covered front porch allow convenient access. Alternate bathroom layouts include options for a 3’x3’ transfer shower, a roll-in shower in the master bath, or a conventional tub/shower unit with transfer seat.
Features of this house

The generous floor area of this 3-bedroom, 2-bath ranch-style home makes it ideal as a starter home. A spacious utility room offers a second entrance off of the carport. The large bathrooms have optional layouts to accommodate roll-in showers, 3'x3' transfer showers, or conventional tub shower units. The efficient layout makes this plan economical to build.
Features of this house

Separate living and dining rooms and a large family room with fireplace, allow this 3-bedroom, 2-bath plan to easily accommodate a family of four.

A large utility room allows easy access from the carport to the kitchen.

A generous covered front porch affords convenient access to a formal entrance hall. Optional layouts for the bathrooms accommodate roll-in showers, 3'x3' showers, or conventional tub/shower units with transfer seats.
Accessible House Plan # 9A

Heated living space: 1015 sq.ft.
# Bedrooms: 2
Storage/Carport: 368 sq.ft.
Porch: 64 sq.ft.
Patio: 185 sq.ft.
Total square footage: 1632 sq.ft.

Features of this house

A contemporary duplex plan with generous living spaces, each unit has 2 bedrooms, 1 bath, a roomy eat-in kitchen, and a central great room. The generous bathroom has optional layouts accommodating 3'x3' showers, roll-in showers, or conventional tub/shower units with transfer seats. Bay windows and covered front porches add charm. Each unit is provided with a covered carport and an entrance directly into the kitchen.
Features of this house

This open-plan, 3-bedroom, 2-bath contemporary features a large central living/dining/kitchen area. The efficient layout eliminates all corridors. Bathrooms all have optional layouts accommodating 3'x3' showers, roll-in showers, or conventional tub/shower units. Built-in desks and storage shelves put all the space to work in this plan. An extra-wide covered front porch welcomes people at the front entry.
STANDARD ACCESSIBLE FEATURES

ENTRANCES
- 12" wide outside shelf for packages
- Viewing window glass, sidelights, high/low peep hole viewer, or extreme wide-angle lens viewer for security
- Level clear floor area both inside and outside of the door to provide maneuvering space
- 36" wide doors
- Maximum of 1/4" vertical change in level at thresholds and other areas
- Lever handle on doors

GENERAL INTERIOR FEATURES
- Electrical outlets 18" above floor
- Light switches 38" above floor
- Thermostats/controls 44" above the floor
- Rocker light switches
- 42" clearance in hallways
- 32" wide doors
- 24" wide space on latchside of doors on pull side
- Lever handle on doors
- Auxiliary handles on doors for ease in closing
- Window sills between 18" and 36" above the floor
- Casement windows
- Smooth dense floor coverings for easy maneuvering
- Additional electrical outlets in bedrooms to accommodate assistive devices
- Adjustable height closet rods and shelves from 3' to 5' 6"

KITCHEN
- Counter adjustable from 30" to 36"
- Knee space with protection panel or base cabinets at key locations
- Front-mounted controls on the stove
- Loop cabinet handles and drawer pulls
- 5' x 5' diameter turning circle
- Lever handle faucets
- Sliding cabinet doors or spring-loaded hinges on cabinet doors
- Cabinets with pullout shelves
- Lazy Susans
- Side-by-side refrigerator/freezer
- Adaptable removable base cabinets

BATHROOMS
- Hand-held shower head
- Lever handle faucets
- Offset controls in tub/shower
- Reinforced walls to accommodate grab bars
- Open-front lavatory with knee space and protection panel
- 5' x 5' diameter turning circle
- Dual lever faucet controls that permit easy manipulation of the flow of water and regulate water temperature.