

HP 2020: The Visitability Objective

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Objective D- XX. Increase the proportion of newly constructed or retrofitted U.S. homes and residential buildings that have visitable features.

From the current Operational Definition of the HP 2020 Visitability Objective:

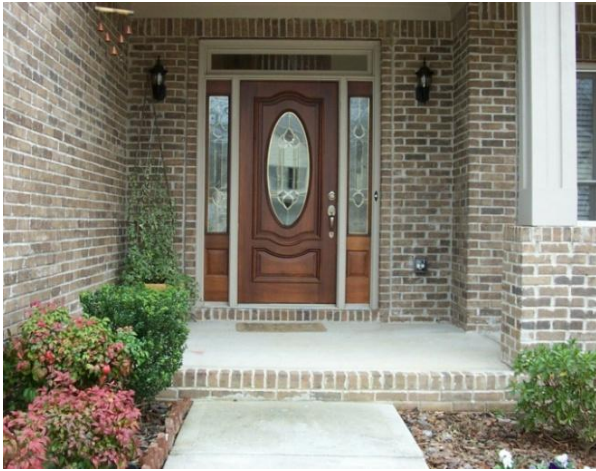
Numerator: Number of newly constructed or retrofitted U.S. homes and residential buildings that have visitable features; namely a no step entrance.



- **Current Housing Law and Policy**
- **Current Typical Construction Practices for New Single-family Detached Houses and “Townhouses” (Single-family Attached Houses)**

Current Typical Construction for New, Single-family Detached Houses and “Townhouses” (Single-family Attached Houses):

---Steps at all entrances



---and narrow bathroom doors.



How Society Currently Deals with Inaccessible Houses

**By not taking action until
the time of crisis, when
disability occurs.**

A few of the many dozens of add-on ramps within a one-mile radius in Decatur Georgia



How Many Houses Need Access?

- **25% to 60%** of houses built in 2000 will have, at some point over the lifetime of the house, a resident with a severe, long-term mobility impairment.

It is not possible to predict in which houses a resident will develop a disability.



The most essential access features for virtually *every* new home.

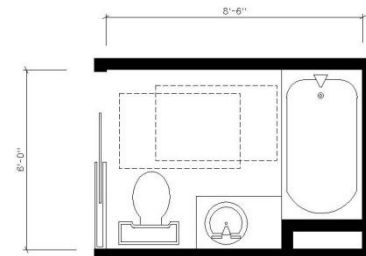
- **One zero-step entrance** —at the back, side or front of the home, or through the garage.



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



- **A main floor bathroom.**



Negative health impacts of current construction practices

--Increased falls because there are steps at all entrances.

--Increased falls because of narrow bathroom doors.

--Decreased ability to exit the house in case of fire or other emergencies.

--Increased bladder and kidney problems.

--Diminished health of caregivers.

--Increased isolation and depression of people who cannot leave their home independently because of steps at all entrances.

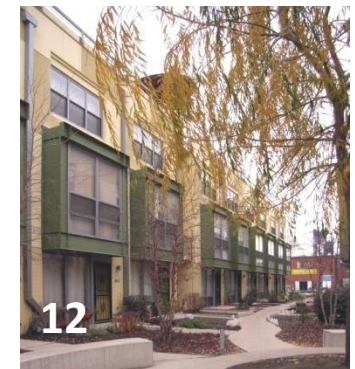
--Increased isolation and depression of people who cannot visit in the homes of others because of architectural barriers.

--Increased institutionalization or forced migration of people who prefer to remain in their existing homes.

Feasibility of widespread basic access in new house construction



Sample houses from among more than 40,000 resulting from proactive laws and policies in a variety of climates, site conditions, price ranges and house types



Costs



Added cost of one zero-step entrance and wide interior doors in new houses (Assuming at least a half bathroom on the main floor already present in nearly all house plans)

House built on **a concrete slab:**

Zero step entrance:	\$100.00
5 wider main floor doors @ \$2	<u>\$ 10.00</u>
	\$110.00

House built **over a basement or crawl space:**

Zero step entrance:	\$500.00
5 wider main floor doors @ \$2	<u>\$ 10.00</u>
	\$550.00

**Relation of Visitability-related
health impacts to other HP
2020 objectives.**