

1. Required Spaces: The following spaces are required to be located on the main floor of a home. ⁽¹⁾

- a. At least one full bathroom
- b. At least on bedroom
- c. A kitchen
- d. An entertainment area

2. Circulation:

- a. There must be an accessible path, with no steps and with a minimum of 32-inch clear passage space connecting all spaces on the main floor and all elements within the spaces required in #1 above.
- b. All passage doors shall have a clear opening of at least 32 inches. ⁽²⁾

3. Entrance:

- a. A driveway, sidewalk or walkway leading to a no-step entrance. ⁽³⁾
- b. At least one no-step entrance into the main floor.
- c. The threshold may not exceed one-half inch. ⁽⁴⁾
- d. The entrance door shall have a clear passage space of 32 inches. ⁽⁵⁾

4. Full Bathroom on Main Floor Specified in #1.

- a. A rectangular space no less than 30" x 48" must be provided in front of the tub or shower, the toilet and the sink. These spaces can overlap. ⁽⁶⁾
- b. Separate Showers are **recommended but not required** (see suggested guidelines). Not a requirement for certification
- c. Blocking in the walls is required to provide reinforcement for installation of rails.

NOTES AND SPECIFICATIONS:

(1) Circulation specifications are for connectivity of interior space or rooms on main floor. Contact ALL program coordinator for assistance for the circumstances where a town home or other multi-story home has some, but not all of the required spaces on the same floor (e.g. the bedroom), other floors that are connected to the main floor by an accessible route (e.g. elevator) may be considered extensions of the main floor enabling the home to be certified if all of the elements on the accessible route meet the Certified Home Criteria.

(2) This may be accomplished with at least a 3'0" or 2'10" door, a 2'8" pocket door, or other solution that provides 32 inches of clear passage space. Doors to walk-in closets shall comply.

(3) The accessible route shall:

- i. be smooth, stable, firm and slip resistant;
- ii. have a slope that does not exceed 1:12;
- iii. be at least 32" in width; and
- iv. have a cross slope not exceeding 1:48

**Changes in level should not exceed 1".

(4) Changes in level between the interior and exterior floor surfaces are allowable up to 1", but those greater than one-half inch should be beveled with a transition of at least 1:4.

(5) If multiple (double) doors are installed, such as patio or French doors, each door shall have a 32" clear passage space.

(6) If the commode is in a separate space with a door, the door may be open for measuring, providing there is a privacy door between the bathroom and the adjacent room or hallway.

(7) Showers are encouraged but not mandated. However, the following specifications are suggested if a shower is installed in any bathroom on the main floor:

- i. Be a minimum of 36" x 36"
- ii. Have a maximum of a 2" curb, although curbless showers are preferred
- iii. Shower access should have a clear passage space of at least 32"

Note: Optional feature – not a certification item

(8) Blocking in the bathroom is recommended to be located as follows:

- i. 24-36" AFF toilet. For toilets installed 18" from the sidewall to the centerline blocking should be on the sidewall and the wall behind the toilet. For toilets (6) installed greater than 18" to the centerline, blocking should be located behind the toilet.
- ii. From the top of the tub to 36" on the control, side and rear walls and 60" along the outside edges of the tub.

Note: A letter or statement from builder stating that the blocking is place is accepted in lieu of inspection. Pictures of blocking helpful but not required.