

10. Universal Design (13 Points)

WHEDA will award 103 points based on the matrix below. Final points selections/commitments will be made in the Multifamily Application.

All selected design elements for Universal Design points must be clearly labeled within submitted Site and Building Plans to be eligible for points. Applicants are encouraged to include design elements selected for Universal Design points on the Site and Building Plans.

All items must be clearly specified, certified by the Architect of Record, and included as part of the initial application submission. Incorporated items must meet all applicable codes in effect for the year of the Housing Tax Credit (HTC) application, complying with all Federal, State, Local and Municipal laws, codes, rules, ordinances, and regulations relevant to the proposed development.

****Universal Design elements selected for units need to be applied within the visitable units on project.**

The current building code for the State of Wisconsin is the 2021 ICC (International Code Council) Code and the referenced standard for accessibility is ICC/ANSI A117.1-2017. References to section numbers within Universal Design corresponds to sections from ICC/ANSI A117.1-2017. All items must be specified and certified to by the architect of record and attached to the initial application. Incorporated items must meet current code(s) in force for the year of the HTC application, complying with all Federal, State, Local and Municipal laws, codes, rules, ordinances, and regulations as they relate to the specific project.

~~The current building code for the State of Wisconsin is the 2015 ICC (International Code Council) Code and the referenced standard for accessibility is ICC/ANSI A117.1-2017. References to section numbers within Universal Design are sections numbers from ICC/ANSI A117.1-2017.~~

~~ANSI Intent Statements have been provided to give brief summaries of referenced section numbers but do not replace actual language found in ICC/ANSI A117.1-2017.~~

Common Area Features

Answer Yes/No next to all that apply.

Points	Feature
2	Hand rails: In age restricted housing only, install handrails on both sides of common hallways at all wall sections 4'0" or more in length uninterrupted by door or window openings. Handrails shall<u>must</u> meet the requirements of Sections 505.4 through 505.9. Cottage style, townhouse, duplex, and single family style are not eligible for handrail point. ANSI Intent Statement: Referenced sections specify requirements such as installed height, handrail profile, handrail clearances that comply with accessibility standards for commercial building handrails.

2	Automatic Door Openers: Provide automatic door openers at main accessible entrances to all main buildings, including entrance from accessible parking areas, per Section 404.3. ANSI Intent Statement: Doors with automatic openers are intended for individuals with mobility impairments and therefore must be designed to additional accessibility guidelines such as must have 32" clear opening, maneuvering clearances at either side of door, low-profile threshold and control switches located beyond the arc of the door swing.
1	Accessible Signage: Provide accessible signage for all common rooms and dwelling unit entries with visual characters per Section 703.2 and Braille characters per Section 703.4. If possible, unit entry signage shall be mounted 60" maximum above the floor to the top of the signage and located on the wall adjacent to the latch side of the door. The accessible signage requirement applies to all dwelling unit entries including units accessed by an exterior entrance such as a townhome. Units accessed by a private exterior entrance such as cottage style, townhouse, duplex, and single family style are not eligible for accessible signage points. ANSI Intent Statement: Accessible signage follows guidelines that permit immediately recognizable information to visually impaired residents and/or visitors. These sections identify standards for text heights, text width, text contrast, sign mounting height and braille guidelines.
1	Accessible Public Bathroom: Provide accessible public toilet room adjacent to public gathering areas. This common area toilet shall <u>must</u> have clearances that meet the requirements of Section 603. ANSI Intent Statement: The public bathroom shall must follow accessibility standards for commercial buildings as the bathroom is located in a public area. The bathroom and contains accessibility features such as turning space, plumbing fixture clear floor spaces, plumbing fixture heights and grab bar installation.
<u>2</u>	<u>Playground area - In Non-Age-Restricted Buildings only. * See Appendix M for definition.</u>
<u>1</u>	<u>Extra common use space other than community room (fitness center, game room, etc.)</u> <u>*See Appendix M for definition.</u>

100% Unit Features

Points	Feature
<u>2</u>	<u>Provide apartment style building with elevator & 100% visitable units.</u> <u>Projects should be designed and graded to allow an accessible route in accordance with Chapter 4 from parking or street level to all dwelling units, including the primary unit entry door.</u> <u>The accessible route within the unit shall meet section 1104.3.</u> <u>One bathroom (with a minimum of a toilet and sink) shall be visitable by meeting the door clear width requirement of section 404.2.2, and the door maneuvering clearance of section 404.2.3 from outside the bathroom only. The visitable bathroom must be on the common circulation path through the unit and not accessed through another room.</u>
<u>2</u>	<u>Provide each unit with an in-unit washer/dryer for residents in lieu of a common area laundry facility.</u>

Unit Features. Minimum of 20% of units, unless otherwise indicated.

Answer Yes/No next to all that apply

Points	Feature
2	Provide a circular or T-shaped turning space per Section 304 in <u>the kitchen(s)</u> and <u>at least one (1) accessible floor level bathroom(s)</u>. Turning space <u>shall must</u> be outside the door swing in bathrooms unless a 30" x 52" clear floor space is provided within the room beyond the arc of the door swing per Section 603.2.3. <u>Exception: 2-Sinks/vanities shall must</u> meet the requirements of Section 1103.12.4 <u>for bathrooms and Section 1103.12.4 for the kitchen</u>, including a height of 34" maximum above the floor with a clear floor space for forward approach. <u>ANSI Intent Statement: Circular and T-shaped turning spaces are an invisible but useful feature of rooms used by individuals with mobility impairments. The turning space is allowed within the door swing arc in bathrooms as this room is assumed to have single occupancy. Section 1103.12.4 dictates a higher level of accessibility features at the sink because it requires forward approach which includes knee and toe clearances. To obtain these clearances, Provide either a wall mounted sink or vanity with removable cabinets can be provided. If a removable cabinet is provided, floor and wall finishes shall must extend beneath the cabinet and the removal of the cabinet shall must occur without modifications of the sink. Water supply and drain pipes under lavatories and sinks shall must be insulated or otherwise configured to protect against contact.</u>
2	<u>Provide an accessible bathing fixture that complies with Section 1103.11.2.5. Reinforcement shall be provided for the future installation of grab bars in accordance with 607.4 for bathtubs, and Section 608 for grab bar and seat reinforcement associated with accessible showers. curbless roll-in type shower compartment per Section 608.2.2.</u> Minimum 5% of total development units. <u>Multi-story units will not receive these points unless:</u> <u>1) a sample floor plan is submitted to show this feature is located on an accessible floor level, AND</u> <u>2) at least one bedroom is located on this accessible level floor</u> <u>3) an alternative is to provide single story building(s) with units incorporating this feature</u> <u>ANSI Intent Statement: A standard roll-in type shower compartments is a minimum of 30" in depth and minimum of 60" in width with shower seat on one end, shower controls on back wall adjacent to shower seat and grab bars provided on back wall and opposite the shower seat. Showers with a curb of any height will not be eligible for points in this category.</u>

<u>1</u>	Grab Bars – In Age Restricted Building Only. In each bathroom, install stainless steel grab bars meeting the requirements of Section 609 (matching or contrasting the color of the tub/shower) in the following locations minimum: a) In all showers, install one grab bar on the control end wall and one grab bar on the back wall. Grab bars must be 6" maximum from adjacent walls. b) In all bathtubs, install one grab bar 24" minimum on the back wall and one grab bar 24" minimum on the control end wall per Fig. 607.4.2. Both grab bars to be installed horizontally at the same height above the floor. c) In all toilets, provide one horizontal side wall grab bar 42" minimum per Section 604.5.1 and provide one horizontal rear wall grab bar 24" – 36" minimum per Section 604.5.2. <u>*Foldable permanent grab bars can be used in lieu of wall grab bars where no wall is present.</u>
1	On accessible floor levels, all closet doors shall must have a clear floor space of 30" x 52" minimum to allow either forward or parallel approach by wheelchair. Doors to closets that are more than 18 24 " in depth shall must provide at least 32" nominal clear opening.
1	Bottom edge of mirror at all accessible floor level bathroom sink/vanities to be 40" maximum above the floor. If medicine cabinet is provided in addition to a mirror, then bottom edge shelf on the cabinet to be 44" maximum above the floor.
2	All interior doors intended for user passage shallmust comply with Section 1103.5, which includes maneuvering clearances, thresholds, clear width, level hardware, etc. ANSI Intent Statement: The primary entrance door and other doors intended for user passage must incorporate accessibility features. It is important to avoid improperly designed door openings that do not maintain an accessible route throughout the dwelling unit. Common design flaws include a distance less than 32" between a door opened 90 degrees and the door stop, doors not maintaining proper pull or push side maneuvering clearances or the door hardware not being a lever type. The maneuvering clearances at either side of the door determined by direction of travel and are diagrammed at Figure 404.2.3.2.
<u>2</u>	<u>Operable switches, range hood controls, and electrical receptacles must meet the requirements of Section 1104.9. Outlets over 34" high countertops are considered accessible.</u>

2	Garbage disposal switch, range hood controls, and electrical receptacles shall must meet the requirements of Section 309. At each section of countertop uninterrupted by a sink or appliance; as long as one accessible electrical receptacle is provided then other non-accessible receptacles may also be provided. ANSI Intent Statement: Section 309 states that operable parts must be located within one of the reach ranges specified in Section 308. Within a kitchen, the obstructed side reach is the most often scenario encountered by a wheelchair user and is defined as the ability to reach a maximum of 24" over an object with the maximum height of 34" to a surface a maximum of 46" high on the far side. A common solution to bring operable parts such as switches and receptacles closer to the user is to have these items mounted on the face of the kitchen cabinets. Another available solution would be extending the operable parts such as switches and receptacles through a full height backsplash which maintains the maximum 24" distance from the face of backsplash to the lip of the counter.
2	Provide minimum one (1) accessible work surface that meets all requirements of Section 1103.12.3 including top of counter at 34" above the floor, minimum 30" wide, and a clear floor space for forward approach. ANSI Intent Statement: The work surface is a kitchen design feature that would allow a wheelchair user to work at the counter with their knees beneath the working surface. Removable casework is often provided beneath the work surface but the floor and wall finishes shall extend beneath the cabinet and the removal of the cabinet shall occur without modifications to the work surface. There must be a 30" wide opening beneath the work surface when the removable cabinet is removed to allow for forward approach below the work surface.
2	Entrance doors to the unit shall must comply with Section 404 including delayed action closers, maneuvering clearances, low profile threshold, and door hardware. A screen door or storm door may be added in addition to the entrance door with installation method to allow for management to remove screen door or storm door at tenant request. ANSI Intent Statement: The entrance door to the dwelling unit requires additional maneuvering clearances because a closer and latch are provided at this door. The maneuvering clearances at the interior and exterior side of the door are determined by direction of travel and are diagramed at Figure 404.2.3.2.
1	Where operable windows are provided, provide at least one window in each sleeping, living, and dining space complying with all of Section 309 including the following: are easily grasped with one hand without tight grasping, pinching, or twisting of the wrist; and are located no more than 48" above the floor. Provide 30" x 52" clear floor space for forward or parallel approach centered on the window. Minimum 10% of total development units. ANSI Intent Statement: Section 309 provides accessible design guidance on operable parts. This section is not specific to describing operable windows but has been applied to the window controls for the purpose of this point. Window locking mechanism to be within reach range and crank window must be ADA compliant style.

1	Carpet shall<u>must</u> have 1/2" maximum pile and meet all requirements of Section 302.2 ANSI Intent Statement: Flooring properties are an important factor to those with mobility impairments as they should not restrict movement of a wheelchair or provide tripping hazards at flooring transitions. Carpet pile is limited to 1/2 inch maximum in height. Transitions over 1/4 inch in height and less than 1/2 inch shall<u>must</u> be beveled.
1	All unit light and fan switches shall <u>must</u> comply with Section 309.

Items Below only available for Acquisition/Rehab projects

20% of the development's total units, unless otherwise indicated.

Points	Feature
12	Provide all at least 1 bathtubs/showers <u>on accessible floors</u> with offset controls (distance) from center of bathing fixture. and Provide a 30" x 48<u>52</u>" clear floor space for parallel approach <u>at shower valve</u>. Where the centerline of the controls is between 18" and 9" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall <u>must</u> extend at least 9" beyond the control wall. <u>*Exception: where bathtub/shower has an adjacent toilet meeting the requirements of 1104.11.3.1.3.2., extending the clear floor space an additional 9" minimum beyond the control wall is not required.</u> <u>Controls to be no more than 18" from the edge of the clear floor space for side reach. Where the centerline of the controls is between 9" and 0" from the open face of the bathtub/shower compartment, the clear floor space in front of the fixture shall extend at least 5" beyond the control wall.</u>
2	Electrical outlets and cable/data outputs set to a minimum height 48 <u>15</u> " above the floor.
21	Thermostats, primary electrical box and light switches set to a maximum height of 48" above the floor.
1	<u>At least one toilet in each dwelling unit must have clearances that meet the requirements of Section 1104.11.3.1.2.2</u> 100% visitable units. Provide an accessible route from accessible parking stalls to all dwelling units. Accessible routes shall meet all requirements of Section 402 including Section 404 for accessible doors. The living room, kitchen and minimum of one bathroom (with a minimum of a toilet and sink) must be on the accessible route from the unit entry. Bathroom shall meet the requirements of Sections 1104.11. ANSI Intent Statement: An accessible route is defined by walking surfaces not steeper than 1:20 ramps, curb ramps excluding flared sides, elevators and platform lift. Once the resident or visitor arrives at the dwelling unit, the unit doorway and path connecting the living room, kitchen and one bathroom shall have proper maneuvering clearances on either side of the doorway. The kitchen is required to have turning space but is not required to have other accessibility features such as 34" high counters or accessible work spaces by this point item. Section 1104.11 is lengthy and should be read carefully as there are two bathroom options that may not be intermixed. Under either option turning space, fixture clear floor spaces, reinforcement for future grab bars must be provided.

1	Toilets in units shall have clearances that meet requirements of Section 1104.11.3.1.2. ANSI Intent Statement: All sections referenced are describing the various clearance options at the toilet and are diagramed at Figure 1104.11.3.1.2 for easier reference. Section 1104.11.3.1.2.2.2 describes a parallel approach measuring 56" deep by 48" wide. Section 1104.11.3.1.2.2.3 describes a forward approach measuring 66" deep by 48" wide. Sections 1104.11.3.1.2.2.1 and 1104.11.3.1.2.2.4 describe widths and vanity overlap.
2	Low-profile thresholds All and changes in level within common areas and in dwelling units <u>must comply with</u> to be 1/4" maximum vertical or 1/2" maximum beveled at 1:2 <u>per</u> Sections 303.2 and 303.3. <u>The following exceptions may be applied to dwelling units only:</u> <u>1) thresholds at sliding patio doors may be 3/4" maximum in height, provided they are beveled with a slope not steeper than 1:2, per exception of section 1104.5.2.2.</u> <u>2) where exterior patio or deck/balcony surface materials are impervious, the finished exterior impervious surface shall be 4" maximum below the floor level of the adjacent interior spaces of the unit, per exception of section 1104.4.2.</u> ANSI Intent Statement: Transitions at doorways or flooring surfaces present tripping hazards. Figure 303.3 provides a good diagram for the acceptable threshold profiles.
1	Provide reinforcement for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1104.11.1 in all bathrooms in the dwelling unit. for the future installation of grab bars at toilets, bathtubs, and shower compartments per Section 1003.11.1. If walls are not being opened up to allow for installment of the reinforcement, a face plate installation for the toilet grab bar(s) would be an acceptable substitution. For bathtubs and shower compartments if there is not existing reinforcement in place within the wall structure, these features must be replaced with new compartments that have the reinforcement included. ANSI Intent Statement: Reinforcement for installation of grab bars allows a resident an opportunity for safety within the bathroom while not incurring the initial cost of installing grab bars and shower seats in every dwelling unit.
1	Bathroom/shower compartment permanently lined with non-skid surface or pattern covering 75% of floor.

Sum of checked items	Maximum total points
<u>21 and over</u>	<u>13</u>
<u>17-20</u>	<u>12</u>
<u>13-16</u>	<u>10</u>
<u>9-12</u>	<u>8</u>

<u>5-8</u>	<u>4</u>
<u>1-4</u>	<u>2</u>