

Comparison of Accessibility Mandates, Universal Design & Visitability

	Definition	Principles	Scoping & Coverage Standards	Standards	Housing Types Best Suited	Persons Best Served
Accessibility Codes, Guidelines	Mandated accessibility defined by code, guidelines or regulation as part of a civil rights law or building code	<ul style="list-style-type: none"> • Defining accessibility, compliance and enforcement in regulatory terms • On the federal level framing accessibility as a civil right • MA CH.151B frames accessibility as a civil right • MAAB frames accessibility as a building code regulatory issue 	Depends of specific law, regulation or building code. Usually is triggered by date of first occupancy, number of unit, new construction and degree of rehab	Depends on specific law, regulation or building code.	<ul style="list-style-type: none"> • Units mandated by FHAA, Sec. 504, ADA, MA CH 151B and/or MAAB • As a voluntary access standard for triplexes and duplexes • As a voluntary access standard for multi-family residential buildings are not covered by existing law or code 	<ul style="list-style-type: none"> • Primarily persons with mobility disabilities • Neighbors of persons with disabilities • Friends and families of persons with disabilities
Universal Design	<p>“Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”</p> <p>-Ron Mace</p>	<ol style="list-style-type: none"> 1. Equitable use 2. Flexibility in use 3. Simple and intuitive 4. Perceptible information 5. Tolerance for error 6. Low physical effort 7. Size and space for approach and use 	<ul style="list-style-type: none"> • None on the federal level, but there are some incentives • Some states and local governments have codified universal design 	Same as principles	All housing	Everyone
Visitability	<p>Original concept: The original concept was not to offer a completely accessible unit, but rather to increase inclusiveness of persons with disabilities by providing some basic access features in neighborhood homes.</p> <p>Current concept: To change housing construction standards so that virtually all new homes, whether or not designated for residents who currently have mobility impairments, offers three specific accessibility features.</p>	The emphasis is on essential access features with the belief that such a focus will lead to widespread changes in housing construction	<ul style="list-style-type: none"> • None on the federal level but there are some incentives. • Some states and local governments have codified visitability 	<ul style="list-style-type: none"> • One grade level entrance • All main floor interior doors will have a clear width of 32 inches • That one full or half bath on the main housing level be accessible 	<ul style="list-style-type: none"> • Single family detached units • Duplexes/Triplexes • Units not falling under accessibility building code scoping/coverage requirements 	<ul style="list-style-type: none"> • Persons with mobility disabilities • The neighbors of persons with disabilities • Friends and families of persons with disabilities