





Are you contemplating how your home will accommodate your needs in the years to come? If you're considering updates to enhance comfort and livability for the long term, our Aging-In-Place Design Checklist could be invaluable. This checklist helps you assess whether an aging-in-place remodel fits your future needs, providing a quick overview of key safety and comfort considerations. While not exhaustive, it's designed to steer your planning in the right direction.

EXTERIOR

- Low-maintenance exterior (vinyl, brick)
- Low-maintenance shrubs and plants
 - Deck, patio, or balcony surfaces are no more than a half inch below interior floor level if made of wood

ENTRY

- Accessible path of travel to the home
- At least one no-step entry with a cover
- Sensor light at exterior no-step entry focusing on the lock
- 36-inch door (to meet 32-inch clear width requirement)
- Non-slip flooring in foyer
- Entry door sidelight or high/low peep hole viewer
- Doorbell in accessible location
- Surface to place packages on when opening door

FLOOR PLAN/ LAYOUT

- Main living spaces on a single story, including full bath
- No steps between rooms/areas on the same level
- 5-foot by 5-foot clear/turn space in living area, kitchen, bedroom(s), and bathroom(s)

HALLWAYS & THRESHOLDS

- Minimum of 36-inches wide hallways and thresholds/doorways, wider preferred
- Well lit
- Flush thresholds are preferable
- Exterior thresholds have a maximum of a 1/2 inch beveled
- Interior thresholds are a maximum of a 1/4 inch







GARAGE OR CARPORT

- Covered carports and boarding spaces
 Wider than average carports to
- accommodate lifts on vans
- Door heights may need to be nine feet to accommodate some raised roof vans
- Five-foot minimum access aisle between accessible van and car in garage
- If code requires floor to be several inches below entrance to house for fume protection, can slope entire floor from front to back to eliminate need for ramp or step
- Ramp to doorway, if needed Handrail, if steps

STAIRWAYS, LIFTS, & ELEVATORS

- Adequate hand rails on both sides of stairway, one and a quarter inch diameter
 - Increased visibility of stairs through contrast strip on top and bottom stairs, color contrast between treads and risers on stairs and use of lighting
 - Multi-story homes may provide either preframed shaft (i.e., stacked closets) for future elevator, or stairway width must be minimum of four feet to allow space for lift
 - Residential elevator or lift

WINDOWS

- Plenty of windows for natural light
- Lowered windows or taller windows with lower sill height
- Low maintenance exterior and interior finishes
- Easy to operate hardware & window coverings

RAMPS

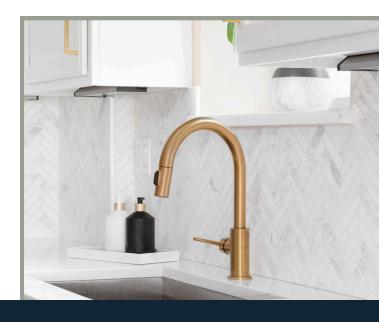
- Slope no greater than one inch rise for each
- 12-inches in length, adequate handrails
- Five-foot landing provided at entrance Two-inch curbs for safety

STORAGE

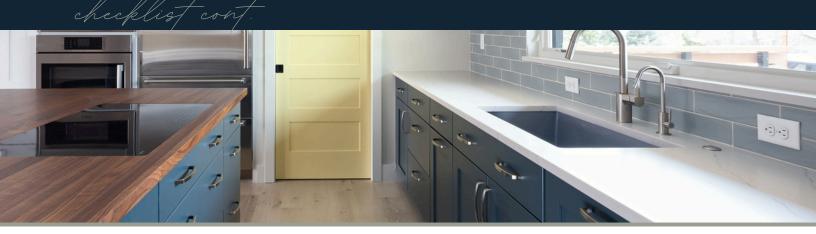
- Adjustable closet rods and shelves
- Lighting in closets
- Easy open doors that do not obstruct access

FAUCETS

- Lever handles, touchless, or pedal-controlled
- Thermostatic or anti-scald controls
- Pressure balanced faucets







KITCHEN & LAUNDRY

APPLIANCES

- Easy to read controls
- Washing machine and dryer raised 12-15 inches above floor
- Front loading laundry machines
- Microwave oven at counter height or in wall
- Side-by-side refrigerator/freezer
- Side-swing or wall oven
- Raised dishwasher with push-button controls
- Electric cook top with level burners for safety in transferring between the burners, front controls and downdraft feature to pull heat away from user; light to indicate when surface is hot

COUNTERS & CABINETS

- Wall support and provision for adjustable and/or varied height counters and removable base cabinets
- Upper wall cabinetry three inches lower than conventional height
- Accented stripes on edge of countertops to provide visual orientation to the workspace
- Counter space for dish landing adjacent to or opposite all appliances
- Base cabinet with roll out trays and lazy susans
- Pull-down shelving
- Glass-front cabinet doors
- Open shelving for easy access to
 - frequently used items

MISCELLANEOUS

- 30-inch by 48-inch clear space at appliances or 60-inch diameter clear space for turns
- Multi-level work areas to accommodate cooks of different heights
- Open under-counter seated work areas
- Placement of task lighting in appropriate work areas
- Loop handles for easy grip and pull
 Pull-out spray faucet; levered handles
- In multi-story homes, laundry chute or laundry facilities in master bedroom



MELTON DESIGN BUILD • BOULDER, CO • 303-473-9542 • MELTONDB.COM





BATHROOMS

Wall support and provision for adjustable
and/or varied height counters and removable
base cabinets
Contrasting color edge border at countertops
At least one wheelchair maneuverable bath
on main level with 60-inch turning radius or
acceptable T-turn space and 36-inch by 36-
inch or 30-inch by 48-inch clear space
Bracing in walls around tub, shower, shower
seat, and toilet for installation of grab bars to
support 250-300 pounds
If stand-up shower is used in main bath, it is
curbless and minimum of 36-inches wide
Bathtub - lower for easier access
Fold down seat or bench in the shower
Adjustable/handheld showerheads, 6-foot
hose
Tub/shower controls offset from center
Shower stall with built-in antibacterial
protection
Light in shower stall
Toilet two and half inches higher than
standard toilet (17-19 inches) or height-
 adjustable
Design of the toilet paper holder allows rolls
 to be changed with one hand
Wall-hung sink with knee space and panel to
 protect user from pipes
Slip-resistant flooring in bathroom and
shower







ELECTRICAL, LIGHTING, SAFETY & Security

- Light switches by each entrance to halls and rooms
- Light receptacles with at least two bulbs in vital places (exits, bathroom)
- Light switches, thermostats, and other environmental controls placed in accessible locations no higher than 48 inches from floor
- Electrical outlets 15-inches on center from floor; may need to be closer than 12-feet apart
- Clear access space of 30-inches by 48-inches in front of switches and controls
- Rocker or touch light switches
- Audible and visual strobe light system to indicate when the doorbell, telephone or smoke or CO2 detectors have been activated
- High-tech security/intercom system that can be monitored, with the heating, air conditioning and lighting, from any TV (or cell phone) in the house
- Easy-to-see and read thermostats
- Pre-programmed thermostats
- Flashing porch light or 911 switch
 - Direct wired to police, fire and EMS (as option)
- Home wired for security
-] Home wired for computers

FLOORING

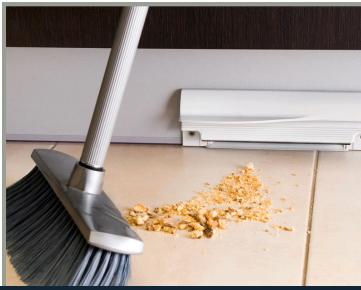
- Smooth, non-glare, slip-resistant surfaces, interior and exterior
- If carpeted, use low (less than a half inch high pile) density, with firm pad
 - Color/texture contrast to indicate change in surface levels

HEATING, VENTING, & AIR CONDITIONING

- HVAC should be designed so filters are easily accessible
- Energy-efficient units
- Windows that can be opened for cross ventilation, fresh air

O T H E R

- Easy to clean surfaces
- Central vacuum
- Built-in pet feeding system
- Built-in recycling system
- Video phones
- Intercom system
 - Flex spaces (ex: office space that can be modified to be a bedroom in the future)







CALL TODAY TO SPEAK WITH A PROJECT DEVELOPER ABOUT ANY AGING IN PLACE UPGRADES YOU WANT TO MAKE TO YOUR HOME.



CONTACT: info@meltondb.com MeltonDesignBuild.com 303-473-9542