

What Is Visitability?

Visitability is a home construction and design approach that incorporates basic accessibility into all newly-built homes and housing. It's thinking about home construction so that anyone can visit anyone else's home.

When visitability features are pre-installed, homeowners and guests, regardless of age or disability, can enjoy the home without having to make significant modifications. Even more important, as homeowners age, they can live in their homes longer, rather than be forced to move because of significant barriers.

Pre-installed visitability spares homeowners the expense of later renovations. It's an affordable design approach that supports lifestyle changes and enhances the resale value of the home.

3 Basics of a Visitable Home:

- A stepless entrance—front, side, or back
- 36" doors for 34" clearance
- At least a half-bath on the main level with reinforced walls for grab bars and space for a wheelchair to turn

Optional Features Can Include:

- Light switches, thermostats, and other environmental controls no higher than 48"
- Wall outlets and receptacles 15" above finished floor
- Lever handles instead of door knobs
- Hallways wide enough to navigate through (minimal 36"—42")

Simply put, visitability is designing for basic access

See Indiana Code: 675 IAC 27-1-14: "...if a person contracts with a designer or a builder to construct a visitability feature in new construction, the designer or builder must comply with the standards adopted by the [fire prevention and building safety] commission." Visit: <http://www.ai.org/legislative/iac/T06750/A00270.PDF>

