



Livable Design

NEW HOME SEAL OF APPROVAL PROGRAM

Standards Overview

2013 EDITION



Livable Design

LIVABLE DESIGN SEAL OF APPROVAL

The Livable Design Seal of Approval is an independent validation awarded to new homes that incorporate Livable Design's inclusive, flexible and beautiful design standards. This document provides an overview of the program standards. For specific guidelines and more detailed information, contact us at info@livabledesign.com.

CORE GUIDELINES — All core elements must be incorporated into floor plans

ENTRY

- At least one stepless entry protected from the weather
- Ample circulation space and easy approach to the stepless entry

BEDROOM

- One bedroom located on the ground floor (except where Flex Home exception applies)

BATHROOMS

- One full bathroom located on the ground floor with ample circulation space and easy access to the bathing area (except where Flex Home exception applies)
- Reinforcement included behind the walls in full bathrooms for future installation of supportive features
- Easily reachable towel bars, which are reinforced and rated for falls

KITCHEN

- Ample circulation space and access to appliances
- Multiple-height work surfaces

OVERALL CLEARANCES AND CIRCULATION

- Wider doors throughout the home and adjacent clear space at select locations
- Wider hallways, and a stepless path of travel

STAIRWAYS

- Wide stairways with handrails
(additional features and options where Flex Home exception applies)

Flex Home Exception: The Flex Home exception is specifically geared for high-density and/or small square footage homes that are multiple levels. Homes that fall into the Flex Home exception still incorporate all Livable Design features from the Seal of Approval program with a few specific exceptions. Please inquire for more details.

BUILDER'S CHOICE

Please choose features from the categories and groupings below

ACCESSORIES

Group 1

Seal of Approval: Choose 1
Gold Seal of Approval: Choose 2

- Kitchen appliances with easy to reach controls
- Pull-out spray faucet at kitchen sink
- Opening hardware on cabinetry
- Lever style handles on faucets

Group 2

Seal of Approval: Choose 1
Gold Seal of Approval: Choose 2

- Raised toilet in at least one bathroom
- Lower or tilting mirror in one bathroom
- Illuminated or light switch indicators in bathrooms
- Adjustable handheld showerhead in one shower

Group 3

Seal of Approval: Choose 1
Gold Seal of Approval: Choose 2

- Illuminated or light switch indicators in bedrooms
- Remote controlled automatic overhead garage door opener
- Lever style handles on doors
- Low effort light switches throughout home

CONVENIENCE

Group 1

Seal of Approval: Choose 1
Gold Seal of Approval: Choose 2

- Table-height eat-in counter in kitchen area
- Full height kitchen pantry storage with drawers or pull-out shelving
- Turntable or half-moon pull-out shelving in corner cabinets
- Drawer-style or pull-out shelving in kitchen base cabinets

Group 2

Seal of Approval: Choose 2
Gold Seal of Approval: Choose 3

- Power outlets located on each side of bathroom vanities where double sinks occur
- One bathtub with an integral or built-in seat/deck
- One electrical outlet per wall in bedrooms
- Lower height storage in master closet
- At least one electrical outlet in hallways
- A standard electrical outlet provided in the laundry room

Group 3

Seal of Approval: Choose 1
Gold Seal of Approval: Choose 2

- HVAC filter located near floor level
- One and/or two car garages must meet minimum width requirements
- Greater weather protection at the stepless entry
- Easy travel paths from the home to exterior features such as a garden shed or patio

SAFETY/SECURITY

Group 1

Seal of Approval: Choose 2
Gold Seal of Approval: Choose 3

- Carbon monoxide detectors outside bedrooms
- Viewing and/or egress windows that are easy to reach and operate
- Residential fire sprinkler system installed throughout the home
- Slip resistant flooring in bathrooms and bathing areas
- Electrical panel located where easily accessed

EASY TO ACCESS

Group 1

Seal of Approval: Choose 2
Gold Seal of Approval: Choose 3

- Kitchen vent and hood controls at an easily reachable height
- Garbage disposal switch installed in an easy to reach location
- A portion of upper cabinets at a lower height than standard
- Under cabinet access at the kitchen sink
- At least half of all kitchen storage provided at a low height
- Oven installed at an easily reachable height

Group 2

Seal of Approval: Choose 2
Gold Seal of Approval: Choose 3

- Under cabinet access at the sink of one ground floor bathroom
- Half of all bathroom storage provided at a low height
- Additional space provided beside the toilet at the full bathroom
- Microwave installed at an easily reachable height
- Primary kitchen light switch at an easily reachable height
- One electrical outlet in the kitchen at an easily reachable height

Group 3

Seal of Approval: Choose 2
Gold Seal of Approval: Choose 3

- An additional zero step entry provided
- Ample clear space in front of washers and dryers
- Raised electrical outlets throughout home
- Lowered light switches throughout home
- Additional multiple-height countertops provided in the kitchen

ILLUMINATION

Group 1

Seal of Approval and
Gold Seal of Approval: Choose 3

- Exterior motion-sensor lighting at the front and back entry doors
- Switched overhead lighting in bedrooms
- Switched overhead lighting in common spaces
- Switched overhead lighting in hallways
- Under cabinet lighting in kitchen
- Lighting in closets including reach-in and linear style
- Overhead lighting directly over shower/bathing areas

STAIRWAYS - IF APPLICABLE

Group 1

Seal of Approval and
Gold Seal of Approval: Choose 2

- Handrail extended beyond top and bottom riser
- Handrails on both sides of stairway
- Electric power outlet provided at top and base of stairwell
- Well lit stairways
- Stairway lighting to illuminate treads
- One set of stacked closets built for future conversion to an elevator

PLATINUM SEAL OF APPROVAL

The Platinum Seal of Approval gives builders the chance to distinguish themselves and also offers the ability to earn a specialized designation in one of the following areas:

Easy Maintenance Home
Child Friendly Home
Connected Home
Home for Life
Pet Friendly Home
Healthy Lifestyle Home

Please inquire for more details on the Platinum designation.

