Part 5 - Fostering Creative Models

Bennington Project Independence: Vermont: Centerline Architects

Rothschild Regulatory Task Forces
States Adopting the New 2014 Guidelines

- Adoption
  - NJ
  - DE
- States Evaluating Adoption:
  - MI
  - PA
  - NH

And Person-Centered is Going Main Stream
Declaring our independence

The Constitution, Bill of Rights, and Declaration of Independence all guarantee Americans numerous rights that lead to our enjoyment of personal freedoms and independency throughout our lives.

THE GOAL - to understand how interior design can be used by both our industries to improve the lives of the people we serve everyday.
BUILDING CODES

Hammurabi’s Code
Included building codes (18th century BC)

International Codes Council (ICC)
The gold standard for producing model codes/guidelines for how to design and construct a structure

National Fire Protection Association (NFPA)
The gold standard for establishing the minimum requirements for fire safety
Local, state and federal governments all use ICC and NFPA for adopting their own codes such as the ones that affect the structures we all live and work inside

HEALTH, SAFETY, WELFARE and…

Top reasons for having building codes and laws governing structures is to guarantee these for the public
These 3 items are consistently cited in the interior design profession, and it’s absolutely true except it must go farther….interior designers must go farther
We know that as designers and you know that in your profession – we are always going the extra mile
These codes and the laws that mandate them change lives for the better
Americans with Disabilities Act (ADA)
Not a building code, but rather a federal law that protects the civil rights of individuals regardless of their abilities

ANSI 117.1 Standards
Model building code that local or state jurisdictions adopt into law that regulates the design of building elements and spaces related to accessibility

Fair Housing Act (FHA) of 1968 & FHA Accessibility Guidelines
Federal law: whether private or publicly funded, this ensures equal opportunity in the housing market regardless of race, color, sex, religion, family status, national origin, or disability.

Uniform Federal Accessibility Standards (UFAS)
Federal regulation: all buildings constructed in full or part with federal dollars must be physically accessible to people of all disabilities

Fair Housing Act (FHA) of 1968 & FHA Accessibility Guidelines
Applies to newly constructed multifamily housing only that are governed by “the right to reasonable accommodations”

Housing providers may NOT...
1. Require persons with disabilities to live only on certain floors, or to all live in one section of the housing.
2. Refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services, or any services which are made available to other residents.
3. Deny people with disabilities the opportunity to serve on planning or advisory boards because of their disabilities.
Fair Housing Act (FHA) of 1968 & FHA Accessibility Guidelines

Property owner must allow a disabled tenant to make adaptations to a building – within certain guidelines – to accommodate his or her individual needs.

Tenant must pay for alterations, comply with building code, and agree to return the property to original condition if asked to do so.

Typical modifications include – changing plumbing hardware from knobs to levers, constructing ramps for entry, widening doorways, adding grab bars, or remodeling a shower.

Mandates 7 design requirements that apply to residential structures of 4 or more units:

1. Passage into and through the dwelling
2. Easy-to-reach switches, thermostats, and electrical outlets
3. Accommodating design of kitchens and bathrooms
4. Accessible entrance doors
5. Accessible routes to the building and entrance
6. Walls reinforced for grab bars
7. Barrier free access to public and common areas
Uniform Federal Accessibility Standards (UFAS)

Federal regulation: applies to federally funded building and construction federal housing programs

Requires that all buildings constructed in full or part with federal dollars must be physically accessible to people of all disabilities

Includes public housing programs

*Exception* - Community Development Block Grant (CDBG) or HOME funds for the rehabilitation of an owner-occupied unit does not fall under these requirements

ACCESSIBILITY GOES INTERNATIONAL

GREAT BRITAIN

Shortage of housing and adaptable homes for growing population with disabilities in late 1990s

British Parliament amended the country’s residential building regulations to address this issue

JAPAN

“Heartful Building Law” along with other regulations mandate accessibility standards to address the growing need of the aging and handicapped populations by requiring the removal of barriers around and within the workplace
“VISITABILITY”

An accessibility standard for residential construction that requires virtually all new homes to offer features that not only make it easier to age in place, but also make it possible for any guest to visit the residence.

Encourages social integration and non-isolation for both the resident and those who may want to visit them.

Common tasks also become easier thereby promoting independence.

Fulton and Dekalb Counties adopted the first “visitability” ordinance in the nation by 1992.

Eleanor Smith – diagnosed with polio at 3 yrs old and grew up using a wheelchair and therefore knew the difficulties of visiting others in their home. Spearheaded the campaign starting in the 1980s in Georgia.

Cities and counties in Illinois, California, Maryland, Arizona, and Texas have also adopted “visitability” ordinances since, but we need more.
DESIGN IMPACTS AND IMPROVES LIVES

We have an opportunity to partner together to improve people’s lives.

These laws, codes, and regulations give both of our professions the avenue of opportunity to take action.

We are both on the front lines everyday in different, but vital roles and we see potential violations of them.

Please reach out to ASID national headquarters so we can put you in contact with a local interior designer that will assist your patients, clients, friends, or family members.

We can take action together, both professions, on behalf of those we care for each day…

GPA@ASID.ORG

202-675-546-3480
Questions & Answers

Discussion

Jim Brewer
jbrewer@asid.org
202-213-0931

Jane Rohde, AIA, FRDA, ASID, ACHA, CHID
jane@jsrassociates.net
410-461-7763