

# TERIN DUMAS & Co.



ADA

REMODELING AND CONSTRUCTION

[terindumas.com](http://terindumas.com)

# ADA Modifications for existing properties

## MAKING A HOME COMPLIANT WITH ADA

Universal home design (also known as inclusive architecture or accessible design) is a principle that benefits people with varying needs and levels of mobility, from the differently-abled to those aging in place. The purpose of this document is to make the home accessible and compliant with the Americans with Disabilities Act (ADA) to accommodate individuals with disabilities. The scope of work will include modifications to the entrance, interior, and bathroom to meet ADA standards. Making the home ADA-compliant will provide individuals with disabilities access to the home and its facilities. It will also increase the value of the home and make it more marketable. We look forward to working with you to make these modifications and create a safe and accessible environment for all.



# WHAT WE DO

## WE ARE ABLE TO MODIFY AN EXISTING SPACE TO YOUR NEEDS



Added value for your dollars spent in remodeling with ADA as a focus in the design



Great ideas that mesh with your needs for practical accessibility



Communication is key, we stay in constant contact to assure that your needs are met



We make sure that what we do for you regarding ADA, is up to code and safe and secure



We can bring to you a host of resources, so you don't have to travel or inconvenience yourselves. Whether its its picking your choice of tile or chosing the right color for paint



We always consider you and your enviornment and how it may impact your project and choice of materials



# DESIGN

## MAKING RESIDENTIAL HOMES ADA

Whether you call it visitable, aging-in-place, or residential accessibility, the concept is all about making homes safer and more accessible. Americans with Disabilities Act (ADA) and its accessibility requirements, private residential single-family housing is not covered by the ADA. However, that does not mean that the guidance offered by ADA laws cannot be used to make a single family home accessible and visitable. In fact, it is common for construction and design professionals to use ADA laws as guidelines to achieve what is commonly considered residential accessibility. This is also called aging-in-place installations. Visitability is a residential design concept. Estimates are that approximately 25% of the US population has some form of limited mobility or handicap. With an aging population and special circumstanc-

es such as wounded warriors from our military, the numbers of handicapped individuals will likely increase going forward. Making our homes accessible for handicapped occupants and visitors is a concept that will become more important as well. A visitable home does NOT mean that a home is fully accessible, nor does it mean that alterations must be permanent. Instead, visitability provides a sufficient level of accessibility to allow a guest to visit. Whether you call it visitable, aging-in-place, or residential accessibility, the concept is all about making homes safer and more accessible



## 3D RENDERING

We can create a 3D rendering to aid in visualizing your project

TABLE #1

Universal design represents an approach to creating things that can be used by everyone, everywhere



# MODIFICATION

## MODIFYING AN EXISTING SPACE

Accessibility is about fitting the home to the real requirements of those who live and visit there—whether they use a wheelchair, a white cane, bifocals or hearing aids. According to the US Census, one in five persons has some kind of disability—mobility and dexterity problems, hearing and vision loss, intellectual limitations and other so-called “invisible” disabilities such as cardio-pulmonary disorders. By age 65 disabilities affect one out of every two persons. Whether one has a sports injury or an infirm older relative, a progressive illness or simply the wish to “stay put” in one’s golden years, homeowners are warming up to the idea of home accessibility.



**QUALITY    FUNCTIONALITY    COMFORT**

We pride ourselves in providing high quality, functionality and comfort.

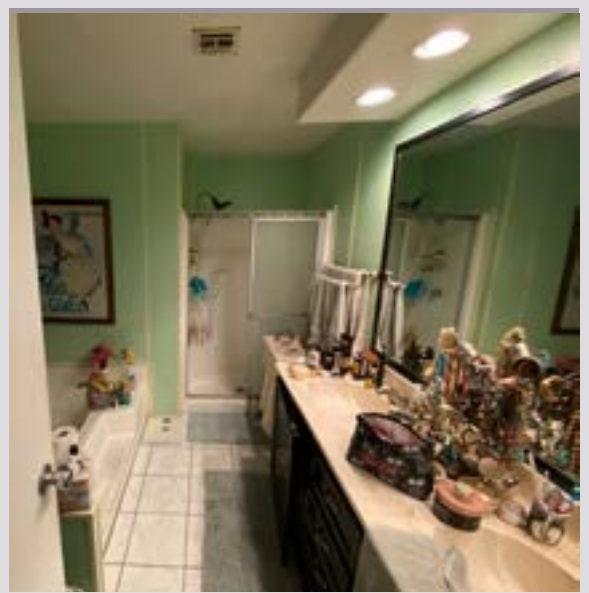
# CONSTRUCTION

## REMODELING AND BUILDING

With our accessibility home design, we offer a wide range of design solutions and product offerings for Aging in Place and accessible living requirements. We know a thing or two about true customization and helping homeowners get exactly what they want. Whether you need pocket doors to help with mobility between rooms or 36” wider-hallways for wheelchairs to navigate easily or a single-story house plan with a complete second suite, we absolutely believe in designing your home to adapt to you and your family-- instead of your family adapting



AFTER



BEFORE

# ADA- SOLUTIONS

## TAILORED ACCESSIBILITY SOLUTIONS

To make a building or facility compliant with the ADA, it's important to work with a licensed and experienced contractor who is familiar with the ADA guidelines and requirements. The contractor

should be able to provide you with a detailed proposal that outlines the work to be done, the materials to be used, and the timeline for completion. They may also be able to provide you with images

or renderings of the proposed changes to help you visualize the finished product.

### EXAMPLE

Ramps and pathways



**Wide halls and doorways:** Walkers and wheelchairs require a lot of space, so it's usually best to make halls and doorways a bit wider. Since accessible doorframes require at least 32 inches of space, many builders choose to install French doors throughout accessible homes.

**Accessible bathrooms:** Whether it includes a roll-in shower or an oversized tub with rails, it's important for bathrooms to have features that address special needs. At the same time, consider using smaller floor tiles with more grout to reduce the risk of slips and falls. Countertops should also be properly set to allow wheelchairs to roll beneath them, so a disabled homeowner can easily use the sink.

**Rails and ramps:** Disabled homeowners struggle with elevation changes. Even a single step can be a serious impediment for someone in a wheelchair or an older person with a hip replacement. Ramps are a basic requirement for wheelchair-bound residents. Rails can be a godsend for older homeowners and anyone else who struggles with balance and mobility.

**Exterior spaces:** Since wheelchairs can't power through mud, builders should install wide, hard paths to and from key outdoor areas, including tool sheds, gardens and patios.

**Larger driveways:** Wheelchair accessible vehicles require a lot of space, whether they have a lift or a simple sliding door. You don't want to force disabled homeowners to park in the grass every time they need to leave the house. It's important to provide ample parking space along with wide, hard paths from the door to the driveway.

**Sufficient maneuvering space:** In addition to wider halls and doorways, and plenty of maneuvering space in key areas of the home. Wheelchair-bound homeowners shouldn't have to worry about banging their knees or shoes against walls or door jambs whenever they need to turn around.

# IDEAS

## Entrance:

- Replace existing steps with a ramp that is at least 36 inches wide and has a slope of no more than 1:12
- Install a handrail on both sides of the ramp
- Replace existing door with a 36-inch wide door that has a lever handle and is easy to open
- Install a peephole at an appropriate height for a person in a wheelchair

## Interior:

- Install a stairlift to provide access to the second floor
- Increase the width of doorways to at least 32 inches to allow for wheelchair access
- Install lever handles on all doors to make them easier to open
- Install grab bars in the bathroom to provide additional support and stability
- Lower light switches and electrical outlets to an accessible height
- Install a smoke detector with a strobe light to accommodate individuals with hearing impairments

## Bathroom:

- Install an accessible sink with knee clearance and lever handles
- Replace the existing toilet with an ADA-compliant toilet that has a higher seat and grab bars on both sides
- Install an accessible shower with a seat, grab bars, and a handheld showerhead

## Accessible Bathrooms

We offer the following accessible bathroom modifications:

- Roll-Under Sinks
- Walk-In Tubs with Bath Seats
- Bathtub Lifts
- Handicapped-Accessible Showers with Seats
- Barrier-Free Shower Doors
- Shower Screens
- Handheld Shower Controls
- Hand Grips
- Grab Bars
- Safety Rails
- Wall-Mounted Sinks
- Non-Slip Surfaces
- Transfer Benches
- Easy-Transfer Toilets
- Wheelchair Turnaround Areas
- Easy Access Storage

## Accessible Bedrooms

We can help you with the accessible bedroom modifications below:

- Built-in Beds and Cabinets
- Bedside Controls
- Direct Bathroom Access
- Wheelchair-Convenient Storage
- Easy-Access Closets
- Reinforced Ceilings for Lifting Equipment

## Accessible Kitchens

We can design and build accessible kitchens modifications below:

- Custom Cabinets That Take In Account The Disabilities Of The Client
- Adjusted Heights For Counters
- Modified Cabinet Bases Around The Sink With Knee Clearance And Same For Cook Tops
- Easy Access Storage And Pantries
- Custom Islands For Handicapped Access

### PRACTICAL APPLICATION

With a little insight into your specific needs we can help you realize your ideas into reality





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## Some Of Our Clients

**TILLYS**

**PASÉA**  
HOTEL & SPA™



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