

Universal Design Network Newfoundland and Labrador Home Building Checklist[®]



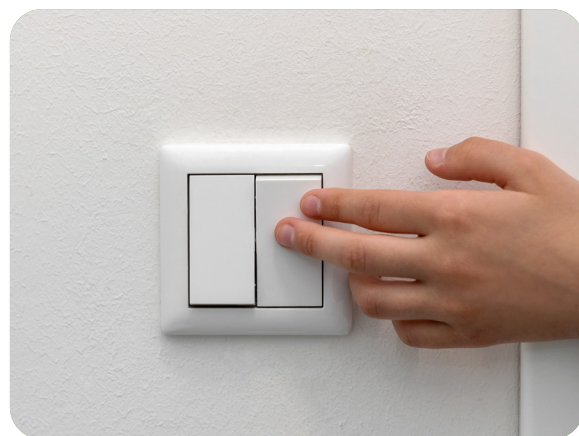
Universal Design Network
Newfoundland & Labrador

ST. JOHN'S



This resource, developed in partnership between the Universal Design Network of Newfoundland and Labrador and the City of St. John's, highlights the benefits of Universal Design in residential homes. Whether building, renovating, or designing, Universal Design offers practical solutions that enhance safety, independence, and long-term sustainability for everyone.

udnnl.ca



Universal Design Network Newfoundland and Labrador (UDNNL)

- A non-profit team of volunteers from across many disciplines (e.g., advocacy, architecture, design, occupational therapy, training and marketing, psychology, evaluation, research etc.).

Our Mission

- To work with and educate government, industry, and individuals on the need for and benefits of Universal Design (UD). We promote awareness, understanding, and application.

Our Goal

- To build environments and products that are designed to be usable by all people, to the greatest extent possible regardless of age, gender, stature, race/ethnicity, culture, first language, and learning preference.

Our Work

- Developing and disseminating current, relevant information to professionals, the public, and other relevant groups.
- Providing a forum for information and education among interested individuals and other relevant groups.
- Recommending to the public (e.g., government) and private sector (e.g., architects, builders, realtors), changes in practice, policy, and legislation to facilitate Universal Design Principles and Goals related to best practices and prescriptive performance requirements.
- Networking with public and private organizations to promote Universal Design Principles and Goals.

Contact Us

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Three Tiers of Design

This guide offers practical insight for builders and homeowners to incorporate universal design principles into residential spaces. It outlines three tiers of design - Visitable, UD Ready and UD Gold Star.

Visitable

Visitable housing is the minimum standard on the checklist. This “is an approach to house design that promotes the inclusion of a basic level of accessibility into all housing and enables everyone to get in and out of the house and be able to use a bathroom on the entrance level. The concept of “visitability” is one of the simplest and most economical approaches to universal design that can address homeowners’ and community needs over time, contributing to a more flexible and sustainable built environment.”

[CMHC-SCHL, 2016, Accessible Housing by Design](#)

UD Ready

UD Ready (Enhanced) ensures “adaptability - thinking ahead during the design and construction” so that not all UD elements are in place, but the infrastructure to allow for the addition of UD elements and features is available for future implementation. For example, a family may want a washer and dryer in the basement. When designing their home, they also arrange for plumbing/electrical connections to be available in a large closet on the main floor for their washer/dryer to be relocated there if desired in the future.

[CMHC-SCHL, 2022, Universal Design: A Guide for designers, builders, and developers of multi-unit residential buildings](#)

UD Gold Star

UD Gold Star ensures UD aspects are in place - “that spaces do not discriminate and that they benefit people regardless of their abilities, needs and cultural preferences. UD offers designers and builders a competitive advantage through attractive designs that enable people to better meet current needs, evolve to address changing needs, and age in place. A well-integrated and collaborative approach is used to ensure that design is person-centred.”

[CMHC-SCHL, 2022, Universal Design: A Guide for designers, builders, and developers of multi-unit residential buildings](#)



Entrance/Approach

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes	Yes	No-step entrance with accessible path or ramp to entrance (maximum slope of 5% and width of 1200mm (48"))	CSA B652:23 - 4.3.2 CSA B652:23 - 4.3.3
Yes	Yes	Yes	Thresholds maximum of 13mm (1/2") or lower	CSA B652:23 - 4.6.3
Yes	Yes	Yes	Minimum entrance doorway minimum width of 914mm (36") (min. 860mm (34") opening clear between door stops)	CSA B652:23 - 5.7.1
Yes	Yes		Lever-type door handles mounted 900-1100mm from floor that can be operated with a closed fist	CSA B652:23 - 5.7.5.1
Yes	Yes		All spaces leading up to, leading into, and inside the home fully illuminated to at least 50 lx at the floor level	CSA B652:23 - 4.8.1.1
Yes	Yes	Yes	Front door landing of 2100mm x 2100mm (approx. 7' square) but consider 2250mm x 2250mm (7' 4 1/2" square) with min. 600mm (2') pull clearance and 300mm (1') clearance on push side at latch side of door	CSA B652:23 - 5.7.2.1



Interior

(**for multi-story homes)

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes	Yes	Interior doorway width of 914mm (36" door) (min. 860mm (34")) clear width opening between door stops)	CSA B652:23 - 5.7.1
Yes	Yes	Yes	Interior hallway width of 1200mm (47")	CSA B652:23 - 4.4.1
Yes	Yes	Yes	Level, hard-surfaced floors with minimal transitions (throughout)	CSA B652:23 - 4.6.1 CSA B652:23 - 4.6.3
Yes	Yes		U-shaped, lever door handles for doors and D-type handles for cabinetry with sufficient space for hand	CSA B652:23 - 5.7.5.1
Yes	Yes		Electrical outlets centered at 400mm (15 ^{3/4} ") above floor (minimum)	CSA B652:23 - 4.5.3
Yes	Yes		Lowered and rocker-type controls (climate/HRV/light switches, thermostats, etc.) - centre at 1100mm (44") max. above floor	
Yes	Yes		Increased lighting (200 lx for hallways) - control of intensity should be made available	CNIB Clearing Our Path Version 2.0 - Minimum Lighting Requirements
Yes	Yes		Distribute light levels evenly through interior - change from one space to the next should not exceed 100 - 300 lx	
Yes	Yes		Contrast between wall and floor, doorways and steps (colour and tactile)	

Interior

(**for multi-story homes)

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes		Windowsill not higher than 750mm (30") from floor on main floor (except bathrooms). Windowsills lower than 900mm (35") shall comply with NBCC requirements (e.g. NBCC-compliant guard over openable window)	CSA B652:23 - 4.5 CSA B652:23 - 4.9
Yes	Yes		Stair width of 1067mm (42"), with electrical supply (110v) and maneuvering area of 1500mm (60") at top of stairs and 3000mm (120") at bottom of stairs for addition of lift **	CMHC-SCHL: Universal Design Guide (2023)
Yes	Yes		OR Stacked closets of 1500mm x 1500mm (60"x 60") – with depression of 200mm to 350 mm (8"–14") below, grounded, 220-volt electrical supply on a dedicated circuit and access space of 2100mm x 2100mm (83"x 83")**	

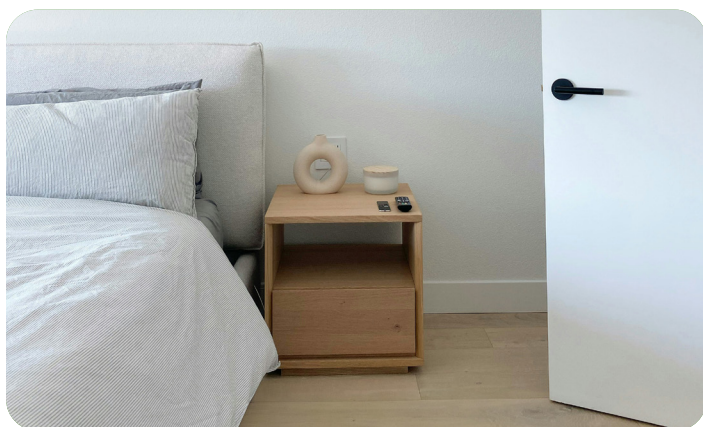


Kitchen

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes		Lower/adjustable kitchen counter/ varied (recommended to be 730mm to 860mm (27" to 34") above the floor)	CSA B652:23 - 4.4.3
Yes	Yes		Kitchen cabinets with accessible toe kick 230mm (9") high x 230mm (9") deep	
Yes			Cooktop with controls on the front or side of the cook top, and knee clearance 685mm (27") to 730mm (28 ^{3/4} ")	CSA B652:23 - 5.10.9.3
Yes			Wall oven (with side-swing oven door if possible)	CSA B652:23 - 5.10.9.4
Yes			Pull-out shelves for pantry or cupboards	CSA B652:23 - 5.10.8
Yes			Additional counter with accessible knee space of 685mm (27") to 730mm (28 ^{3/4} ")	CSA B652:23 - 4.4.3
Yes			Counter-depth, side by side refrigerator or if over-under freezer on bottom	CSA B652:23 - 5.10.9.2
Yes			Appliance clearances 820mm (32 ^{1/4} ") x 1390mm (54 ^{3/4} ") min in galley kitchen	CSA B652:23 - 5.10.1
Yes			Lower sink with accessible knee space of 685mm (27") to 730mm (28 ^{3/4} ")	CSA B652:23 - 5.10.9.3
Yes	Yes		D-type handles for cabinetry with sufficient space for hand	CSA B652:23 - 5.7.5.1
Yes	Yes		Lever-type faucet handles	Accessibility Continuum Chart - Visitable Housing Canada 2016
Yes	Yes		Increased lighting (200 - 300 lx for kitchen and food prep areas) - control of intensity should be made available	CNIB Clearing Our Path Version 2.0 - Minimum Lighting Requirements
Yes	Yes		Include task lighting/electrical supply (e.g., under cabinet lighting, over sink/ stove)	

Bedroom

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes		Interior doorway width of 914mm (36" door) (min. 860mm (34") clear opening width between door stops	CSA B652:23 - 5.7.1
Yes	Yes		Adjustable heights of closet rods and shelves	Accessibility Continuum Chart - Visitable Housing Canada 2016
Yes	Yes		Level, hard-surfaced floors with minimal transitions (throughout)	CSA B652:23 - 4.6.1 CSA B652:23 - 4.6.3
Yes	Yes		U-shaped, lever door handles for doors and D-type handles for cabinetry with sufficient space for hand	CSA B652:23 - 5.7.5.1
Yes	Yes		Electrical outlets centered at 400mm (15 ^{3/4} ") above floor (minimum)	CSA B652:23 - 4.5.3
Yes	Yes		Lowered and rocker-type controls (climate/HRV/light switches, thermostats, etc. - centre at max. 1100mm (44") above floor	
Yes	Yes		Space for maneuverability around furniture and to doorway and bathroom – clear path width at least 1200mm (48")	CSA B652:23 - 5.8.1



Bathroom

(*** for toilet only in main floor half-bath for visitable)

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes	Yes	Half-bath on main floor (minimum of toilet and sink – requirements below)	CSA B652:23 - 5.9.1
Yes	Yes	Yes	Bathroom door width of 914mm (36" door) (min. 860mm (34")) clear width opening between door stops	CSA B652:23 - 5.7.1
Yes	Yes	Yes	Clear turning radius of 1800mm (59") with tub	CSA B652:23 - 5.9.2
Yes	Yes	Yes	Toilet transfer space min. 900mm (35 1/2") beside the toilet c/w fixture clearance	CSA B652:23 - 5.9.10.1
Yes	Yes	Yes	Toilet grab bars (side and behind toilet) (minimum for visitable/accessible, main floor 1/2 bath)	CSA B652:23 - 5.9.1 CSA B652:23 - 5.9.11
Yes	Yes	Yes	Walls reinforced with 38mm x 286 mm (2"x12") solid lumber in tub, shower and toilet locations to support grab bars***	CSA B652:23 - 5.9.5
Yes	Yes	Yes	Solid wood or plywood backing surrounding tub or shower or in areas where grab bars would be located (e.g., near toilet)***	
Yes	Yes		D-type handles for cabinetry with sufficient space for hand	CSA B652:23 - 5.7.5.1
Yes	Yes	Yes	Non-slip flooring	Accessibility Continuum Chart - Visitable Housing Canada 2016
Yes	Yes		Roll-in/curbless shower	
Yes	Yes		Lower sink with accessible knee space of 685mm (27") to 730mm (28 ^{3/4} ") high	CSA B652:23 - 5.9.12
Yes	Yes		Lever-type faucet handles	Accessibility Continuum Chart - Visitable Housing Canada 2016
Yes			Off-set bath and/or shower controls	
Yes			Lower counter with extra storage for personal care items	

Laundry

UD Gold Star	UD Ready Enhanced	Visitable Minimum	Feature	Source
Yes	Yes		Laundry area situated near a bedroom	CSA B652:23 - 5.12.2
Yes	Yes		Accessible path of travel clear path with width at least 1200mm (48") and door width of 965mm (38" door) and 860mm (34") opening between 2 stops	CSA B652:23 - 5.12.2 CSA B652:23 - 5.7.1
Yes	Yes		A laundry folding surface 820mm (32") wide and 600mm (24") deep with height, knee, and toe clearance and an electrical outlet 150mm (6") or less from the front or side edge	CSA B652:23 - 5.12.9
Yes	Yes		Space sufficient for a side-by-side, front-load wash and dryer with front controls and doors that open away from each other	CSA B652:23 - 5.12.8
Yes	Yes		Floor must have a one-way slope of no more than 2% for drainage	CSA B652:23 - 5.12.5
Yes	Yes		Clear floor or ground spaces at least 820mm (32") by 1390mm (55") for turning	CSA B652:23 - 4.4.2





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