

Visitable Homes: A Quick Infoguide

By making just a few simple, inexpensive design adjustments, more homes in South Carolina can be welcoming to people with disabilities or their families.

Our state accessibility code, American National Standards Institute's Accessible and Usable Buildings and Facilities code (ANSI 117.1), already provides a guide to making single family homes accessible to visitors with disabilities. This is often referred to as *visitability*.

A home is visitable when it meets these three basic requirements:

- ✓ one zero-step exterior entrance
- ✓ doors with 32 inches of clear passage space
- ✓ one bathroom on the main floor you can use with a wheelchair (visitability.org)



On page 105 of ANSI 117.11-2009, the entire code for visitable single-family homes, described as Type C units, occupies less than one page.

These codes are currently optional in South Carolina, but making these small changes to your building plans may increase the marketability of your homes and developments due to the following trends:

- 1 in 5 South Carolinians have a disability themselves
- Many more have family or friends with disabilities
- Aging baby-boomers
- Influx of out-of-state retirees
- Increase in multigenerational households
- Quickly expanding South Carolina housing market
- Growing families include parents pushing strollers



Homes that are “visitable” by friends and family with disabilities only require simple, cost-effective adjustments. After a house is completed, adding those features becomes much more expensive. As a result, homes that are built with accessibility in-mind provide real value to buyers thinking about their parent who uses a walker or friend in a wheelchair.

Will you be South Carolina's Disability-Friendly Home Builder?

For more information on how to improve accessibility of your designs, contact your local expert, **Able South Carolina**.