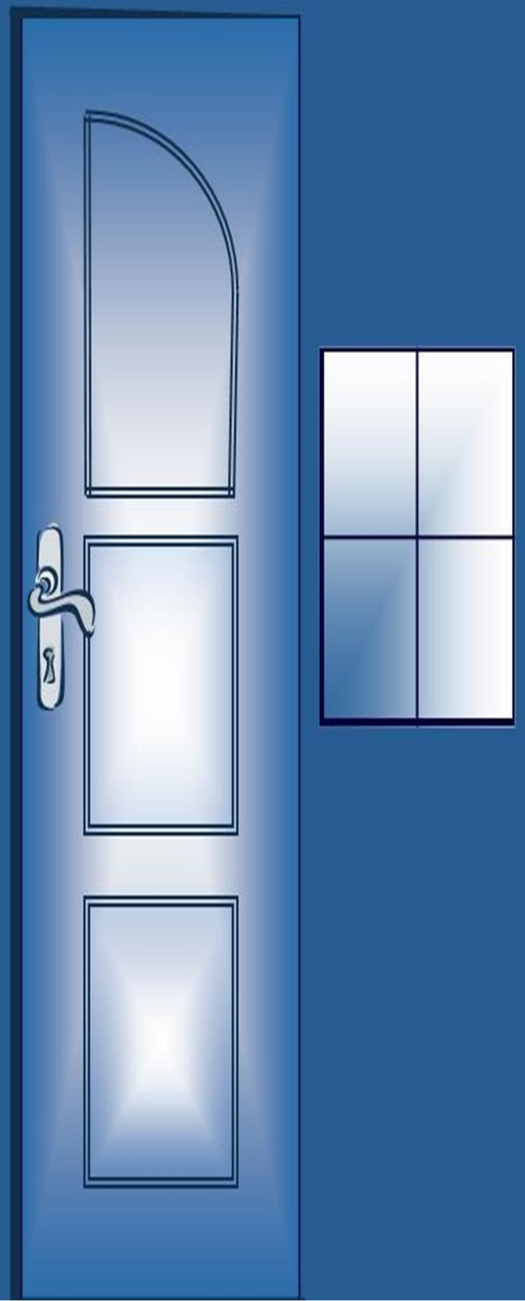
Doors...



Endorsed By

League of Women Voters of
Montgomery County, MD

Montgomery County Civic Federation

Maryland-National Capital
Building Industry Association

Greater Capital Area
Association of Realtors

Housing Opportunities Commission

Montgomery County
Commission on Aging

Montgomery County
Commission on People with Disabilities*

Montgomery County
Department of Housing and Community Affairs

Montgomery County
Department of Health and Human Services

Montgomery County
Office of Human Rights

*Founding Organization

Alternative formats of this document are available upon request.

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Click on Permitting/Building Construction.

January, 2009

Logo Design: www.UniversalDesign.com
Brochure Design and Content: Betsy Luecking and Carly Clem

A Program of Montgomery County and Maryland-National Capital Building Industry Association

Opening

Build or Renovate Your Home...

...for all ages and stages of life

A Voluntary Certification Program for Visit-Ability and Live-Ability in Single Family Attached and Detached Homes

New Construction & Renovation

Design For Life Montgomery

Design for Life Montgomery is the first voluntary certification program in Maryland for Visit-Ability and Live-Ability in single family attached and detached homes located in Montgomery County. Its guidelines apply to both new construction and renovation of existing homes*. Whether you are a first time home-buyer, young family, career professional, active adult, or person living with a temporary or permanent disability, your home will be enhanced by these additional design features which will meet your needs throughout your life.

Unique Features of the Design for Life Montgomery Program

- Voluntary: Follows National Association of Homebuilder's guidelines that support voluntary programs.
- Targets new construction and renovation of existing homes.*
- Administered by the County as part of the regular permitting process, not a special process:
  - A checkbox for review and certification is on the standard application for permit.
  - There are no additional permitting costs, beyond the standard fees.
- County Council Zoning Text Amendment provides by right the use of setback areas for access as an element of the full program.

*Please note: Homes built before the program was initiated can apply to Permitting Services for an Alteration Permit, for a minimal fee, and the home will be inspected by permitting staff for meeting the program requirements, and the owner will be issued a certificate for meeting the standards.

Level One: Visit-Ability

One no-step entrance makes it easier and safer to bring in a baby stroller, move in large furniture, or invite a child or an adult to visit who cannot use steps.

CLARKSBURG MODEL HOME

Rendering Courtesy of Winchester Homes®

A Visit-Able home has three basic design elements…

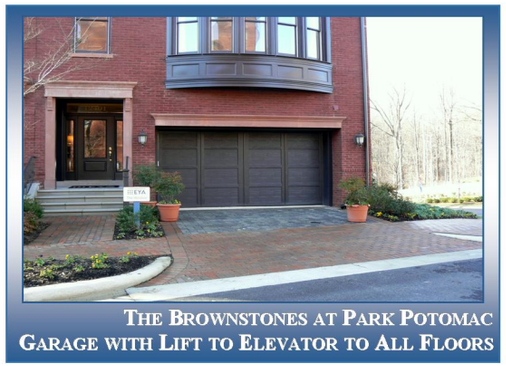
1. At least one no-step entry located at the front door, back door, side door (any door), deck or through the garage connected to an accessible route to a place to visit on that level.
2. 32 inch or 2' x 10" nominal clear width interior doors.
3. A useable powder room or bathroom.

SINGLE FAMILY HOME IN BOYDS

Photo Courtesy of www.DisabilityGuide.org

Level Two: Live-Ability

Whether you are a first time homebuyer, young family, career professional, active adult or a person living with a temporary or permanent disability, your home will be enhanced by these additional design features which will meet your needs for the rest of your life.



THE BROWNSTONES AT PARK POTOMAC
GARAGE WITH LIFT TO ELEVATOR TO ALL FLOORS

Photo Courtesy of www.EYA.com

A Live-Able home has…

- The three basic design features of a Visit-Able home plus,
- At least one bedroom, full bath, and kitchen with a circulation path that connects the rooms to an accessible entrance.

Alternative Design:
Nothing in these requirements prevents the use of designs, products, or technologies, such as an elevator or a lift, as alternatives to those prescribed provided they result in substantially equivalent or greater accessibility and usability.

SINGLE FAMILY HOME RENOVATION IN CHEVY CHASE
BASEMENT ENTRY WITH ELEVATOR TO ALL FLOORS

Photo Courtesy of NSArchitects

*"**Design For Life Montgomery** identifies all the components necessary to ensure that a home can meet the diverse needs of many, be it a new mom with a baby stroller, a football player on crutches or empty-nesters who want to age in place… new homes and existing homes can be designed to be visit-able or live-able, easily eliminating barriers. This program provides clear steps for homeowners, remodelers and builders to utilize life-enhancing design features in their homes."*

~ Maryland National Capital Building Industry Association

SINGLE FAMILY HOME RENOVATION
IN MONTGOMERY VILLAGE

Photo Courtesy of Jackie Simon