

MINUTES OF THE SENATE COMMITTEE ON PUBLIC HEALTH AND WELFARE

The meeting was called to order by Senator Jan Meyers at _____
Chairperson

10 a.m./~~p.m.~~ on April 4, 1983 in room 526-S of the Capitol.

All members were present except:

Senators Bogina, Hayden, and Chaney, all excused

Committee staff present:

None

Conferees appearing before the committee:

Michael Lechner, Kansas Advisory Committee on Employment of the Handicapped
Michael Byington, Kansas Association for the Blind and Visually Impaired
Mitch Cooper, Topeka Resource Center for the Handicapped
Howard Moses, District Aide, U. S. Congressional Office, 2nd District
of Kansas
Nancy Belohlavek, Association of Community Mental Health Centers of Kansas
Beth Gramley, The Associated Landlords of Kansas, Inc.

Others present: see attached list

Senator Meyers called the meeting to order and asked for conferees on SB 366. She thanked those involved for agreeing to postpone the hearing from its earlier scheduled date.

SB 366 - prohibiting discrimination because of a handicap

Michael Lechner, Executive Secretary, Kansas Advisory Committee on Employment of the Handicapped, testified in support of SB 366, and distributed testimony setting forth five ways in which SB 366 would amend the Kansas Act Against Discrimination - 1. The definition of "handicap" will coincide with the federal definition. 2. Sales and rental of real estate will be prohibited from discrimination against physically or mentally handicapped persons. 3. Structural modifications to physical facilities will be required in complexes of 20 or more units. 4. Discrimination against handicapped persons would be prohibited in real estate lending. 5. Handicap would be a factor upon which discrimination in religious practices is prohibited, subject to exceptions in the present Act. Mr. Lechner's testimony also replied to some concerns which had been expressed about SB 366. (Attachment #1).

Michael Byington, Lobbyist, Kansas Association for the Blind and Visually Impaired, Inc., testified in support of SB 366, and submitted testimony stating that this bill expands coverage of the Kansas Act Against Discrimination to include the civil rights of the mentally handicapped, and broadens the act to include discrimination in reference to access and/or housing. (Attachment #2).

Mr. Byington also submitted written testimony for John Kelly, Kansas Planning Council on Developmental Disabilities Services, which stated KPCCD's support for the change in definition of handicap and the provision which says handicapped persons may not be discriminated against in housing or in real estate lending. (Attachment #3).

Mitch Cooper, Topeka Resource Center for the Handicapped, testified in support of SB 366, and distributed testimony stating that this bill is designed to cover all disabilities, and seeks to prohibit discriminatory practice against handicapped in housing and real estate loans. (Attachment #4).

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON PUBLIC HEALTH AND WELFARE,
room 526-S, Statehouse, at 10 a.m.~~pm~~ on April 4, 1983

Mr. Cooper also distributed testimony from the Kansas Rehabilitation Association, which stated that the changes contained in SB 366 are a positive move to protect all Kansans. (Attachment #5).

Howard Moses, District Aide, U. S. Congressional Office, 2nd District of Kansas, testified in support of SB 366, and submitted testimony stating that the provisions of this bill provide a reasonable and enforceable protection of the rights of individuals with physical or mental disabilities to live independently and productively. (Attachment #6).

Nancy Belohlovek, Therapist, representing the Association of Community Mental Health Centers of Kansas, testified in support of SB 366, and submitted testimony stating that this bill would go far toward ensuring that the mentally handicapped would receive equal treatment under the laws of the state, and would allow many more of them to return to the economic and social mainstream of life. (Attachment #7).

Beth Gramley, Chairman, Governmental Affairs, The Associated Landlords of Kansas, Inc., testified that although TALK is opposed to SB 366, they are not opposed to renting to handicapped, and submitted testimony outlining their concerns about the bill, along with suggestions regarding some of the problems. Her written testimony also included diagrams of a home, giving dimensions necessary for use by a handicapped person. (Attachment #8).

Senator Meyers concluded the hearing on SB 366.

Senator Francisco moved that the minutes of March 29, 1983, 10 a.m. and noon, be approved. Senator Gordon seconded the motion and it carried.

The meeting was adjourned.

SENATE
PUBLIC HEALTH AND WELFARE COMMITTEE

DATE 4-4-83

(PLEASE PRINT)

NAME AND ADDRESS

Nancy Belohlavek
Michael Lechner, 1430 S Topeka
Martha Gabelhart, 1430 S Topeka
Morris Taylor
Mitch Cooper 421 SE Winfield
Topeka, KS. 66607

RICHARD P. SAKERS JR. 1430 S. TOPEKA

Sheris Clutz 503 Kansas Ave

Howard Moss

Marvin Umholtz

Lynette King

Beth Manly

Charlotte King

Hlane Juber

Steve Robinson

Pat Lerich

ORGANIZATION

Shawnee Comm. M.H.C.

Ks. Committee on Emp. of Handicapped

Kansas Dept. Human Resources

Ks. Comm. on Emp. of Handicapped

Equal Emply. Dept. Office KS

Cong. Statter's Office

KULL

Ks. St. Nurses' Assoc.

Assoc. Landlords of KS.

Assoc. Landlords of KS.

Univ. Daily Kansan

AP

UCPR

4-4-83 -21

TESTIMONY IN SUPPORT OF SB 366

Prepared and presented by Michael Lechner, Executive Secretary, Kansas Advisory Committee on Employment of the Handicapped (4-4-'83)

SB 366 would amend the Kansas Act Against Discrimination (K.S.A. 44-1001 et seq.) in the following ways:

1. The definition of "handicap" will coincide with the federal definition and the definition in Kansas Executive Order 80-47.

Presently, only physical handicaps are addressed in the law. Supplanting the present definition with the federal one expands coverage to mental handicaps as well as physical ones.

2. Sales and rental of real estate will be prohibited from discrimination against physically or mentally handicapped persons.

No such prohibition currently exists in the law. Thus, land owners or their agents can and do discriminate against disabled persons in rental, sale or lease of property. This amendment would eliminate the impunity associated with this practice.

3. Structural modifications to physical facilities will be required as set forth in K.S.A. 58-1301, et seq. This amendment will apply only to complexes of 20 or more units.

There is currently no mandate in the Kansas Act Against Discrimination for structural modification. K.S.A. 58-1301 et seq. have had such requirements for five years. The present language in the Kansas antidiscrimination act is contrary to K.S.A. 58-1301 et seq. The amendment would erase this conflict.

4. Discrimination against handicapped persons would be prohibited in real estate lending.

Under the existing Act, lending institutions are not restrained from discriminating against handicapped persons in making real estate loans. There is insufficient evidence to substantiate the incidence level of such discriminatory practices. However, if the Act is to be equitably applied, handicapped persons

(continued on next page)

Rec'd 1

should be guaranteed the right to borrow money on the same basis as members of the general population. This amendment is offered as a means to assure consistency in the Act as it relates to handicapped persons.

5. Handicap would be a factor upon which discrimination in religious practices is prohibited, subject to exceptions in the present Act.

It is recognized that certain religions do discriminate against handicapped persons. Under the present Act, only race, color, national origin and ancestry are protected. The amendment would include handicap and reinforce consistency of application for the Act.

These five areas are the significant problems which the amendments seek to resolve.

Some concerns have been expressed in regard to the changes SB 366 would mandate. Among the major concerns are:

1. The proposed definition is too broad.

The proposed definition has been used by the federal government for ten years. This year, both the administration and congress have an opportunity to alter the definition. Neither has indicated a desire to do so.

At the state level, Executive Order 80-47 has mandated this definition in the state affirmative action program for two years. The program is revised each year. To date, this definition has remained unchanged and there are no plans to modify it.

On both counts, the definition is workable and effective as it is, without being overly broad.

(continued on next page)

2. Property owners will be required to substantially renovate.

No structural modifications to existing real estate property will be required beyond what is currently mandated by K.S.A. 58-1301 et seq. Essentially, living complexes of 20 units or more must contain accessible units. Renovation in excess of 25% of the structure's replacement value would require accessibility compliance.

3. Disabled persons will cause excessive damage to living quarters.

There is no evidence to suggest that disabled persons cause damage above normal wear from everyday living. I invite members of this committee to take notice of the historic elevator in this capitol. It is a confined space which is more likely than a living room to sustain wheelchair damage. The damage done by disabled persons is imperceptible.

4. The Kansas Commission on Civil Rights will not be able to undertake the additional caseload caused by increased complaints from disabled persons.

At this time, it is difficult to determine what the impact of these amendments will have on the case backlog of the Kansas Commission on Civil Rights (KCCR). In the Sunset Audit of the KCCR, the backlog was a matter of significant interest. The audit recommended several administrative modifications to KCCR's structure.

A subsequent report from Legislative Post Audit showed that KCCR had adopted a number of the recommendations. The backlog had begun to recede. The follow-up report also noted that the caseload would be much more manageable, if KCCR would implement all the recommendations.

I thank the Senate Committee on Public Health & Welfare for convening this special hearing on SB 366 and I particularly thank you for this opportunity to comment in support of this much needed bill.

#

4-4-83 #2

Kansas Association for the Blind and Visually Impaired, Inc.

April 4, 1983

TO: Senate Public Health and Welfare

FROM: Legislative Committee, Mary Adams, Chairperson
Michael Byington, Lobby
Susan Tabor, Member
William Lewis, Advisor
Ardonna Pohl, Advisor
Sam Wilson, Advisor

RE: SB 366

The Kansas Association for the Blind and Visually Impaired Inc. stands in support of SB 366.

In this testimony, two major aspects of the bill will be addressed. Our Committee considers these to be the two most positive aspects of the legislation thus making it warrent our support. The bill expands coverage of the Kansas Act Against Discrimination to include the civil rights of the mentally handicapped. It also broadens the act to include discrimination in reference to access and/or housing.

The Kansas Association for the Blind and Visually Impaired Inc. has always taken the position that the basic civil rights of the disabled will have the most strength when all disability groups are included. It is utterly reprehensible that our mentally handicapped friends currently have no specific civil rights protection under the laws of the State of Kansas. This must be corrected, and SB 366 is a good beginning.

Our organization has documented that housing discrimination is still a significant and potential problem for blind and visually impaired Kansans. We therefore must support any attempts to strengthen civil rights protections in this area.

Thank you for your consideration. Please report SB 366 favorably



KANSAS PLANNING COUNCIL

JOHN CARLIN
Governor
RICHARD MORRISSEY
Chairperson
JANET SCHALANSKY
Executive Secretary

on DEVELOPMENTAL DISABILITIES SERVICES

4-4-83 #3
Fifth Floor North
State Office Building
Topeka, Kansas 66612
Ph. (913) 296-2608

TESTIMONY PUBLIC HEALTH AND WELFARE

On behalf of The Kansas Planning Council on Developmental Disabilities, we appreciate the opportunity to address our concerns related to S.B. 366 concerning the Kansas Act Against Discrimination.

The Kansas Planning Council on Developmental Disabilities was created by K.S.A. 74-5501-06 in response to Federal Legislation. The Council's Mission is to improve the quality of life, maximize the developmental potential, and assure the participation of the Developmentally Disabled citizens in the privileges and freedoms available to all Kansans.

The Council is composed of 15 members, one-half of whom are either Developmentally Disabled themselves or are parents or guardians of the Developmentally Disabled.

We strongly support the provision in the Bill which would have the effect of including protection of the Act for persons with all types of handicaps. Currently, by definition only those individuals who manifest a physical disability would be protected from discrimination. Many of the Developmentally Disabled citizens who we advocate for are not physically handicapped, but are mentally retarded. We feel these citizens should be protected from discrimination. The definition of handicap contained in S.B. 366 parallels the Federal definition found in Section 504 of The Rehabilitation Act; and, therefore, will allow for consistency in terms.

Atch. 3

In addition to the change in definition of handicap, we also support the provisions in the Bill (Section 8, Line 0524 and Section 9, Line 0565) which include handicapped persons in the class of individuals whom may not be discriminated against in housing or in real estate lending. Both of these provisions extend to the handicapped the same protections afforded all Kansans.

Thank you for the opportunity to share our concerns with you; and we urge you to support these amendments to the Kansas Act Against Discrimination.

Members
Kansas Planning Council on
Developmental Disabilities

JS:jmr

Topeka, Kansas
March 8, 1983

TESTIMONY
TO
SENATE COMMITTEE ON PUBLIC HEALTH AND WELFARE
APRIL 4, 1983

By: Mitch Cooper

Representing: Topeka Resource Center for the Handicapped

Re: SB 366

SB 366 represents an effort to advance the rights of all disabled persons. Our organizational goal is to enhance the opportunities for handicapped individuals to live as independently as possible. As such, we firmly believe that SB 366 would be a move in the right direction.

SB 366 is designed to cover all disabilities. Thus, it replaces an otherwise fragmented approach to protection against discrimination. As a cross-disability service organization, we have observed many claims of acts of discrimination against persons with a wide range of handicapping conditions, not only those with physical disabilities.

SB 366 also seeks to prohibit discriminatory practices against the handicapped in housing and in regard to real estate loans. Physically disabled persons may face architectural barriers, but this is not the only unfair obstacle to the handicapped in their desire to obtain an adequate supply of accessible housing. There are far too many units that exclude all types of disabled persons on the basis of unwarranted discrimination based on a needless fear, grounded in ignorance.

Unfair discrimination against handicapped persons carries both high social and economic costs. It is commendable that the legislature is attempting to close the door on such negative and archaic practices by its consideration of SB 366.



KANSAS REHABILITATION ASSOCIATION

TESTIMONY

TO

SENATE COMMITTEE ON PUBLIC HEALTH AND WELFARE

April 4, 1983

By: Mitch Cooper

Representing: Topeka Chapter of the Kansas Rehabilitation Association

Re: SB 366

The stated goal of our organization is to promote the advancement of rights for all disabled persons. SB 366 would help our members achieve this objective.

As rehabilitation professionals, members of our organization are daily witnesses to the tragic socioeconomic costs of discrimination toward handicapped individuals. This has an invariably destructive effect upon these persons and their families. The changes contained in SB 366 are a positive move to protect all Kansans.

Atch. 5

4-4-83 #6

WRITTEN TESTIMONY ON SB 366 - HOWARD MOSES, DISTRICT AIDE, U.S.
CONGRESSIONAL OFFICE, 2ND DISTRICT OF KANSAS

Enactment of the amendments to the Kansas Civil Rights Act outlined in SB 366 is of vital importance to those Kansans with physical and mental disabilities; the economic and social conditions of this country magnify this importance.

At a point in time that severe eligibility standards for social security disability insurance and other federal and state benefits are placing more and more severely disabled individuals into the role of seeking employment, the need for strong enforcement of non-discrimination provisions becomes imperative. Many of these individuals are being trapped into the no-win situation of being told they are not disabled enough to be eligible for income maintenance benefits by various agencies and they are too disabled to be hired by employers. Many times such judgements by private employers are not based upon job-related criteria.

The provisions of the bill to include public accommodations and housing under the non-discrimination on the basis of disability section is also important to severely disabled individuals. In my experience with various rehabilitation programs, the successful rehabilitation of disabled individuals is based upon many inter-related conditions. Vocational training, attendant care, adaptive equipment, and appropriate medical services can all be wasted if no accessible housing can be found in the community in which a job opening for the disabled individual exists. Thus, the civil rights protection must be comprehensive, not only for the good of the individual citizen, but also to reinforce the efforts of other segments of government which have a substantial investment of tax dollars.

(over)

Atch. 6

The provisions of this bill provide a reasonable and enforceable protection of the rights of individuals with physical or mental disabilities to live independently and productively in the community of their choice.

4-4-83

47



Association of Community Mental Health Centers of Kansas

820 Quincy, Suite 416/ Topeka, Kansas 66612-913 234-4773

Paul M. Klotz, Executive Director

REMARKS TO:

SENATE PUBLIC HEALTH & WELFARE JAN MEYERS, CHAIRPERSON

By: Paul M. Klotz, Executive Director DATE: March, 1983

Re: S.B. 366

The Association of Community Mental Health Centers of Kansas supports the passage of S.B. 366. For the first time, mentally handicapped people would be included under the Kansas Act Against Discrimination.

Mental health centers in Kansas currently see over 80,000 patients per year. We feel that these patients (former and current) need equal protection under the law, particularly as it relates to employment, housing, and other accommodations. Without such protection, the people we serve have no hope of ever truly escaping their handicap and becoming a part of the mainstream of normal day to day living.

It is estimated that 15 to 20 percent of Kansas citizens have been in need, or will be in need of mental health intervention at some time in their life. That is a large segment of Kansas society who have been or could potentially be faced with discrimination as a result of their mental handicap.

The stigma of mental illness remains strong and still disallows many basic rights to those who are, or who have been in psychological treatment.

Senate Bill 366 would go far toward insuring that the mentally handicapped would receive equal treatment under the laws of the state. Such equity would allow many more of the mentally ill to return to the economic and social mainstream of Kansas life.

Thank you for this opportunity to comment.

Atch. 7

Clinton D. Willsie
President

Larry W. Nikkel
President Elect

Dwight Young
Vice President

E. W. "Dub" Rakestraw
Past President

Lannie W. Zweimiller

Denny Clark

Harriet Griffith

THE ASSOCIATED LANDLORDS OF KANSAS, INC.
P.O. BOX 4282, SHAWNEE MISSION, KS. 66204

4-4-83 #8
TALK

April 4, 1983

Good morning! I'm Beth Gramly and I'm here both as an individual rental property owner and as a volunteer representative for our landlord organization - The Associated Landlords of Kansas.

Enclosed is a brief profile of our membership from a 1980 survey. I would appreciate your looking it over to become better acquainted with us - we consider ourselves typical Kansas landlords.

First, I want you to know that although we are opposed to SB 366, we are not opposed to renting to the handicapped. But obviously not all housing is appropriate to all people. It is our responsibility and our right to make every reasonable effort to rent our housing appropriately for the long term mutual benefit of the prospective resident, other current residents and our own investments.

We think this bill is no doubt well intentioned, but it has many major problems. Some of those problems are as follows:

- ✓1. The bill's definition of handicapped may be appropriate for the helping professions use, but for purposes of this bill it is extremely general, vague, and apparently, all inclusive.

This definition does not delineate the degree of impairment, or whether that impairment is likely to cause anti-social or dangerous behavior to other residents or to the landlord.

What are major "life activities" to be considered? The "impairments" are evidently not limited to those that wouldn't cause problems due to any physical limitations of the rented structure. Nor are they limited to mental "life activities" that wouldn't be likely to cause special problems for the landlord and other residents. What are the "records of impairment" and aren't these records often protected by the privacy acts? Who decides if the person is "regarded" as having an impairment? There are no specifics or limitations in this definition. In addition to this being true of physical handicaps, we could be required to knowingly rent to the mentally disabled with unpredictable behavior patterns including extreme "John Hinckley" personality types.

Atch. 8

2. According to the bill, the landlord is not legally required to make modifications to his building to accomodate the handicap. However, according to legal counsel, this does not protect the landlord from liability should a handicapped person be injured or killed while living in a building that doesn't provide safeguards for his handicap. Such an accident will most likely be considered a "foreseeable accident" without proper safeguards provided. Therefore, the landlord will be held liable.
3. The increase in liability exposure would be very dangerous and an unfair burden for the property owner, causing increase in insurance rates.
4. Otherwise, providing handicapped modifications obviously can be very expensive - too expensive for most to bear.
5. If the property owner could and did go to the expense of modification to accomodate a particular handicapped individual, that handicapped resident eventually moves leaving the landlord with a unit modified to suit a particular handicap but not necessarily other kinds of handicap. The unit would likely not be desirable for a non-handicapped person.
6. An additional legal problem regarding the mental handicapped is that of the landlord entering into a contract (lease agreement) with a mentally impaired individual. It is likely that while the landlord would be bound to the contract, the mentally impaired individual would not. The lease would then be of no value in settling contractual disputes.
7. In speaking for our other residents, under terms of this bill, how would we deal with a mentally impaired person who becomes disruptive to the peaceful enjoyment expected by them. A disruptive behavior could be considered a mental impairment, one we would be forbidden to eliminate from our property. Also, we would be unable to act in response to complaints from our other residents.
8. Finally, most landlords in Kansas are small - most manage and maintain their own property, most are not trained to deal with all the special needs, both physical and mental, that they may meet under this vague and all-encompassing bill.

Most landlords do not feel they have the qualifications to deal with these situations.

The landlord-tenant relation as well as relations between residents are different, often more complex, and longer term than most business relationships such as a restaurant or barber shop business transaction. For all the above reasons, this bill places an unfair and too heavy burden on the individual landlord.

While we oppose bill 366 for the above reasons, we recognize the needs of the handicapped and offer some suggestions.

1. Perhaps the various new subsidized housing projects should be required to have higher than 10% of handicapped residents.
2. Perhaps more use of grants for disabled veterans should be encouraged.
3. Perhaps rewrite the bill so that the handicapped person must be qualified and able to live in the unit without alterations and the state accepting all liability and additional insurance costs.
4. Perhaps various incentives should be considered to encourage more private enterprise to provide handicapped housing.

I appreciate your attention and your consideration of this bill, and I urge you to oppose it.

Beth Gramly
Chairman, Governmental Affairs

THE ASSOCIATED LANDLORDS OF KANSAS, INC.
P.O. BOX 4282, SHAWNEE MISSION, KS. 66204



TALK CHAPTERS:

Landlords, Inc., Kansas City, Ks.
Landlords of Johnson County, Ks.
Rental Owners, Wichita, Ks.
Shawnee County Landlords

1980 TALK Profile of Kansas Landlords
140 Respondents

140 owners represent 2,718 units
average (400) = approx. 7 units each
average (500) = approx. 5½ units each

Breakdown of unit type

632 single family homes
451 duplexes
2,086 apartments

Ages of properties

108 units	2 - 5 years old
343 units	6 - 10 years old
488 units	11 - 20 years old
511 units	over 20 years

Financial data

73 of 140 respondents had negative cash flow
854 units had negative cash flow

Rent increases (average annual increase in past 2 years, '79 & '80)
52 people increased rents less than 5%
65 people increased rents between 5-10%

Ages of landlords

14 under 30 years
23 aged 30 - 40 years
47 aged 41 - 50 years
42 aged 51 - 65 years
11 above age 65

Management & maintenance

125 of 140 respondents manage their own properties
105 of 140 respondents perform all their own
maintenance except individual contractors for
specialized work as air conditioner repair

What is an Accessible Home?

A wheelchair-accessible home is any residential structure built or modified to accommodate the use of a wheelchair. At first glance, this definition seems fairly precise, but there are greater and lesser degrees of accessibility depending upon individual requirements. For example, a quadriplegic who has lost the primary use of all four limbs will need greater accessibility than will the single amputee who uses a wheelchair only occasionally. Because of this, the term "wheelchair home" has acquired a variety of meanings.

Here is a hypothetical scale of accessibility; each level surpasses the previous one in magnitude; some may overlap. The first six levels have varying degrees of modification; the last three have more custom design and construction.

Level 1: A house not suited to wheelchair navigation, e.g., multi-storied structure.

Level 2: A single-story structure with modifications.

Level 3: A single-story structure with temporary plywood entrance ramps and grab bars around the bathtub.

Level 4: A house with permanent ramps and one or two widened doors at critical points.

Level 5: A house with permanent, gradual ramps, a level pad between the ramp and door (ideally, ramps should have less than an 8 percent slope; there should be a level pad at least five-foot-square at all entrances), and a few more widened doorways.

Level 6: This house has all the Level 5 modifications with more bathroom accessibility—a barrier-free roll-in shower, a roll-under vanity, and lowered or tilted mirrors.

Level 7: At this level the degree of accessibility is achieved through custom design. Most of the house has four-foot hallways and three-foot doorways. The intercom systems, telephone jacks, light switches, and electrical outlets are at a height convenient for use from a sitting position.

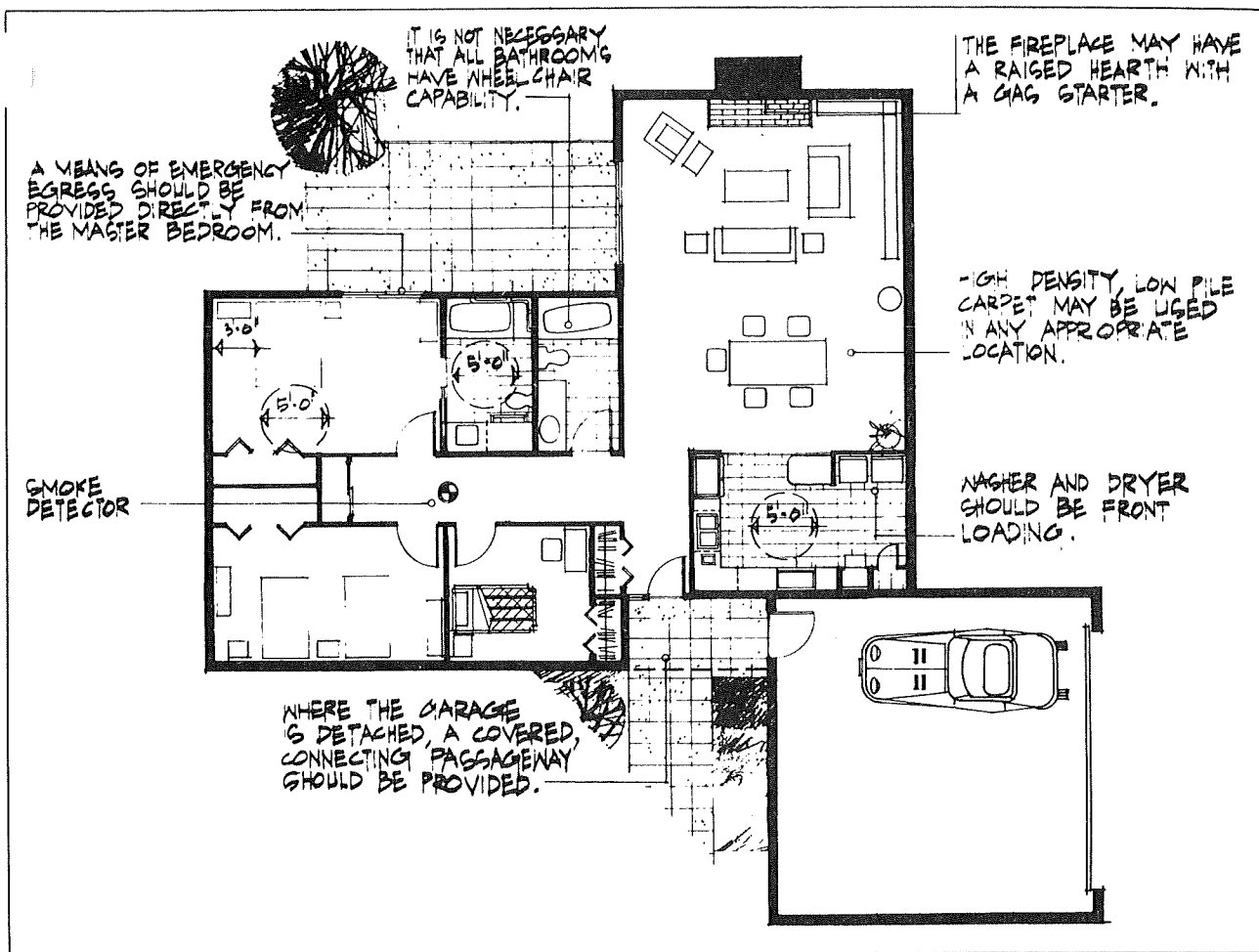
The bathrooms are much larger with clear areas five feet in diameter to facilitate wheelchair maneuvering and transfer. The roll-in showers are larger and the plumbing may include not only lever-type controls but also thermostatic controls to prevent scalding due to water surges in other parts of the house. The floors are covered with nonslip material; medicine cabinets and towel racks are at convenient heights.

The only faults may be the old-fashioned floorplan, design, and technology; these homes are usually 12 to 25 years old.

Level 8: This is the most sought-after wheelchair-accessible home. Modern floorplans and fixtures combine with modern style and design to produce a house, both aesthetically appealing and accessible. The wheelchair user can go anywhere. Everything—from the front range controls to the thermostat on the wall and the electrical panel box—is within reach. Wheelchairs move easily over modern, low-pile carpeting; entryways are level with the floor of the house—door thresholds are no more than half an inch high. The doorbell and mailbox are mounted from three to four feet off the ground. Windows have a maximum sill height of thirty inches and accessible, easy-to-operate handles or controls. Closet hanger rods are no more than four feet from the floor. Swimming pools may have ramps to the shallow end. Even fireplaces are at a convenient height.

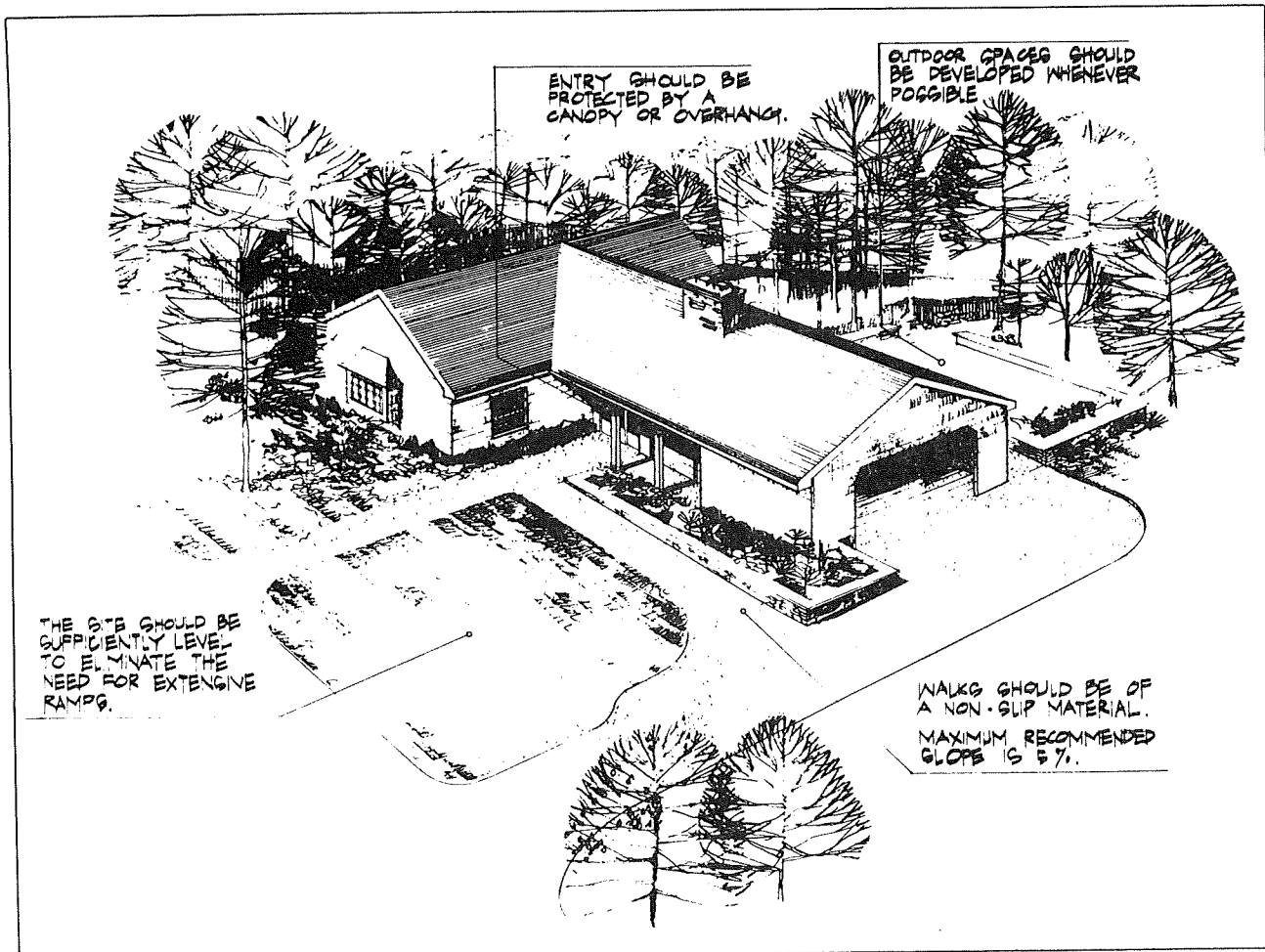
The oversized garage provides a clear area of five feet on either side of a parked vehicle for transfers to or from the wheelchair. Some garages have extra high ceilings for specially designed vans with hydraulic wheelchair lifts; most have automatic garage door openers to facilitate entry.

Level 9: This is a wheelchair-accessible home in the fullest sense. The only thing separating this home from the Level 8 is a kitchen that gives the wheelchair user total independence. It may contain a lowered oven, roll-under cooktop range, lowered countertops, nine-inch toe holes, dispenser-type refrigerator, roll-under kitchen sink, front-loading dishwasher and front-loading washer and dryer. There are also plenty of outlets and appliance switches beneath the countertops.



november/december 1981

6



Dealing with the Disabled

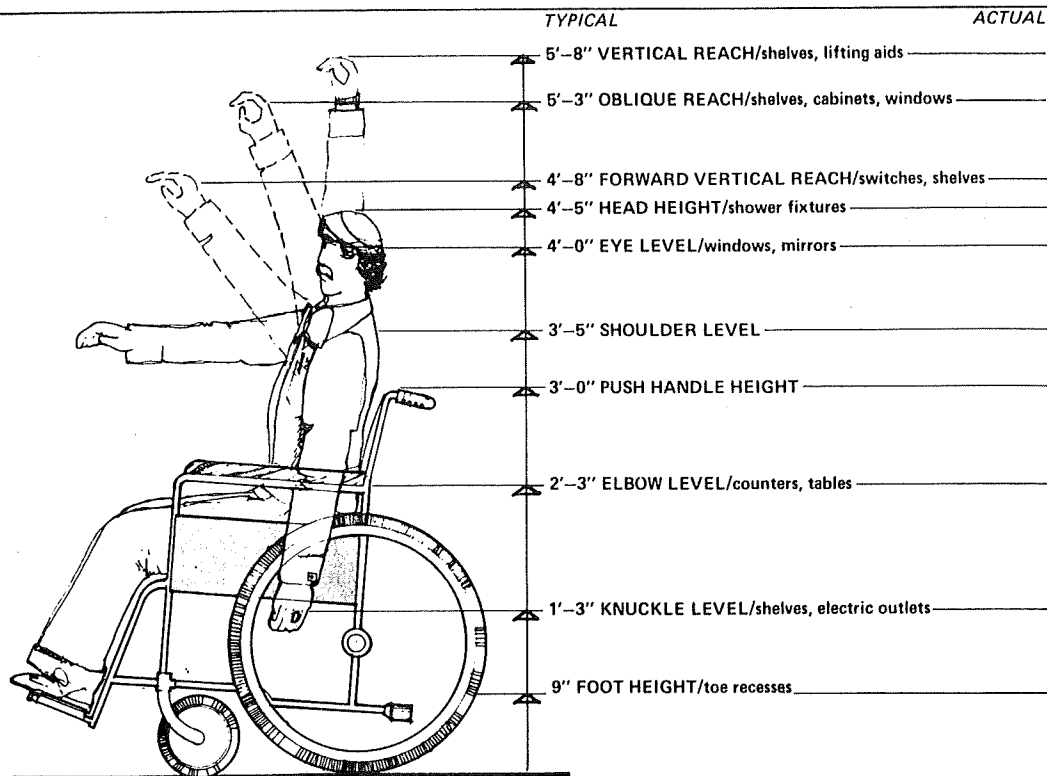


FIG. 1.22 TYPICAL DIMENSIONS

ANTHROPOMETRICS

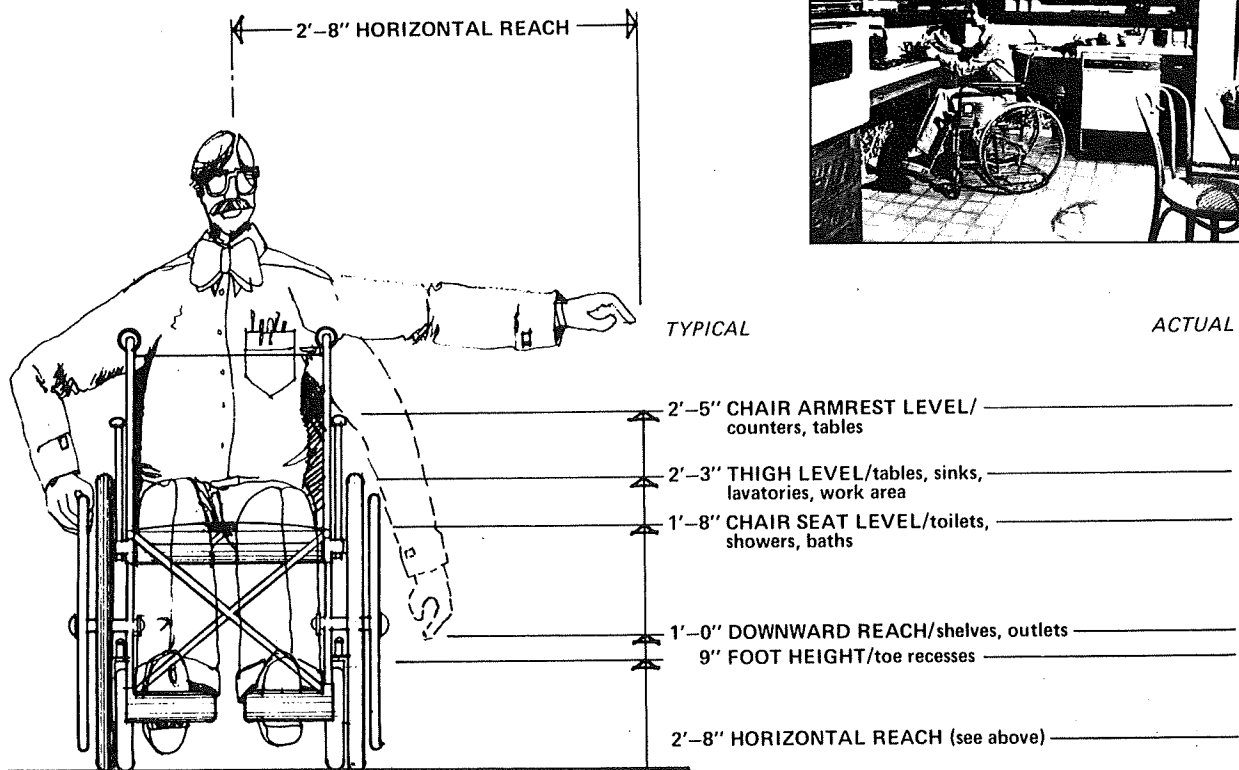
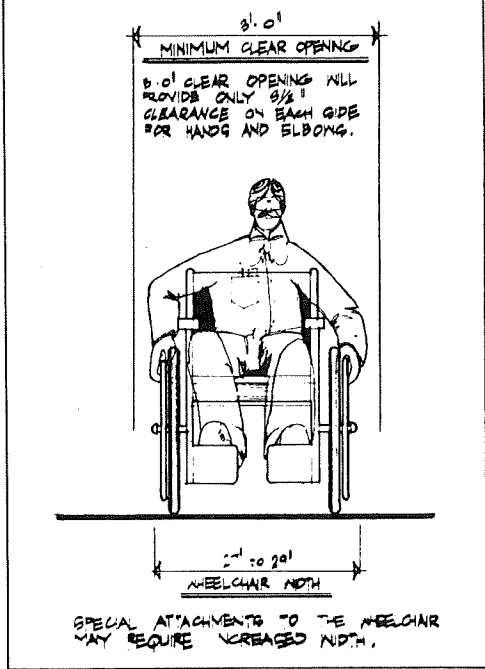
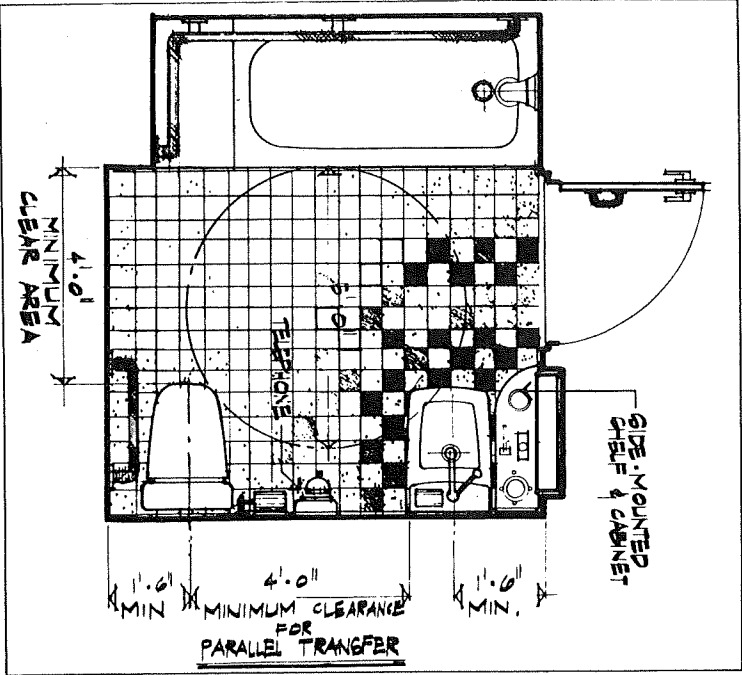
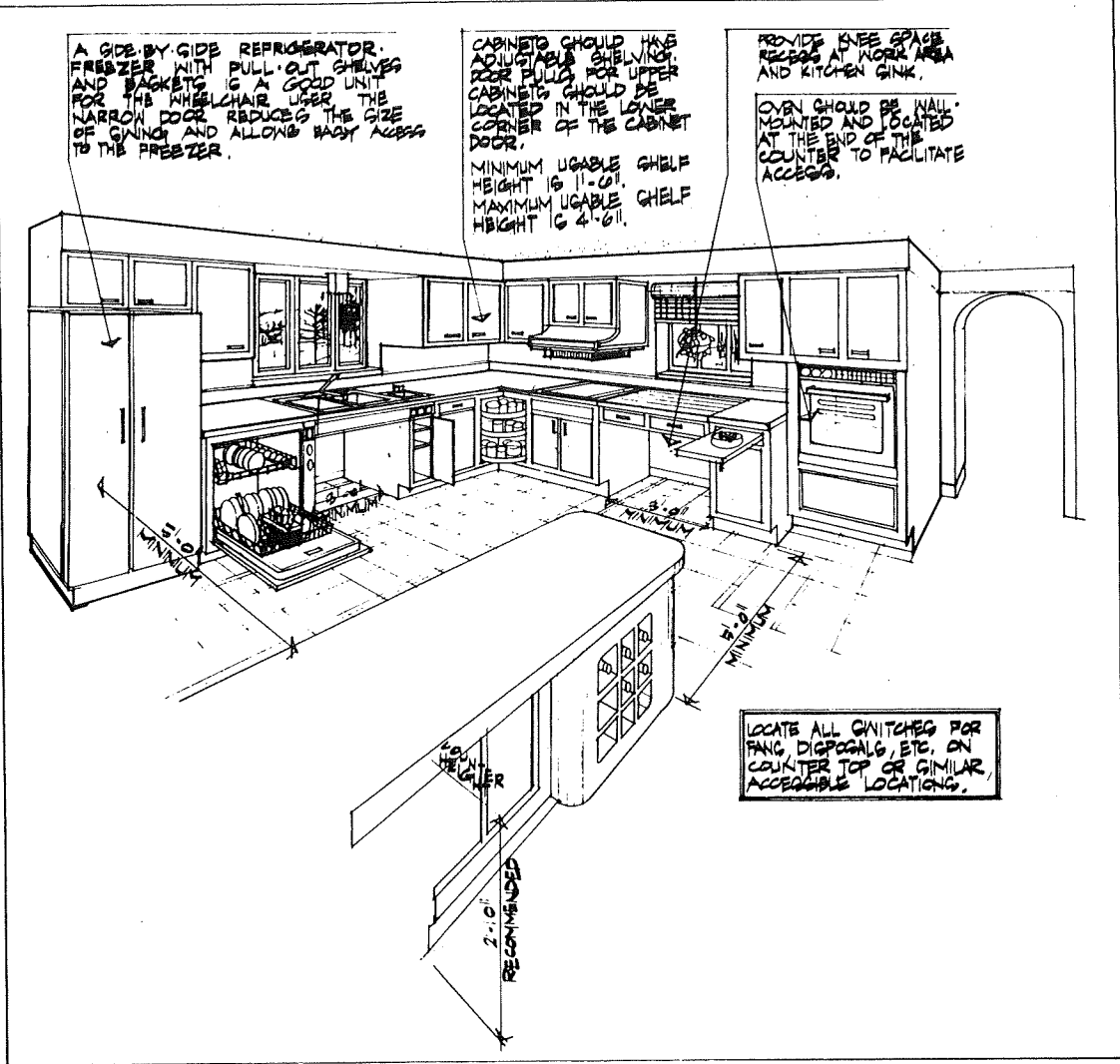


FIG. 1.21 TYPICAL DIMENSIONS

[illegible]

Access Checklist

When you preview a house for wheelchair accessibility, check (✓) each item that is presently available and make notes about possible modifications. Review the checklist with the prospect, then decide together if it's worth his time and effort to look at the house.

GENERAL

One-Story Building	Ramps with Level-Pads	Level Entryways	Widened (3') Doorways	Widened (4') Hallways	Low-Pile Carpeting	Chair-Height Electrical Controls/Outlets
	Temp. Perm.		Some All	Some All		
Chair-Height Pushbutton Telephones/Jacks	Accessible, Easy Window Controls	Chair-Height Doorbell/Mailbox	Direct Outside Emergency Exit from Bedroom	Smoke Detector		

KITCHEN

Front-Control Range	Countertop Range	Lowered Wall-Oven	Dispenser-Type Refrigerator	Front-Loading Washer/Dryer	Complete Accessibility Modification
---------------------	------------------	-------------------	-----------------------------	----------------------------	-------------------------------------

BATHROOM

Outswing Doors	Nonslip Floors	Grab Bars	Minimum 4' Square Clear Area	Chair-Height Racks/Shelves/Cabinets	Single-Lever Faucets	Lowered or Tilted Mirror	Roll-Under Vanity
Hinged Seat in Shower	Roll-In Shower	Telephone Extension					

CLOSETS

Folding or Sliding Doors	Lowered Hanger Rods	Low, Shallow Shelves
--------------------------	---------------------	----------------------

GARAGE

Attached	Oversized	High Ceiling	Automatic Door-Opener
----------	-----------	--------------	-----------------------