

LIVABLE DESIGN



LIVABLE DESIGN SEAL OF APPROVAL GUIDEBOOK

for a home built for everything you expect in life and *everything you don't*

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FOREWORD

What is a home? Is it the materials used to build a house, the softening touches found inside, or is it the people who live there? A home is all of these things and ultimately should be the place where everyone feels safe and secure, a place to relax and refresh and connect with loved ones. Far too often though, homes are designed with a one-size-fits-all mentality, resulting in spaces that are far from comfortable or convenient for everyone who lives there.

Imagine if homes were designed for everyone, regardless of age or ability. Isn't the best design one that is good for all? Simply put, Livable Design is thoughtful and functional home design for everyone. The goal of Livable Design is to see all new homes built to complement everyone's unique differences in both functional and beautiful ways, and our mission is to transform living environments through thoughtful design solutions for all generations. The Livable Design Seal of Approval program helps facilitate that goal with specific and practical design features that are integrated into any floor plan. With a foundation of core features and the flexibility of custom criteria, the Seal of Approval program offers a comprehensive and flexible method of ensuring a home is built to meet the needs of homeowners, both now and years from now.

This guidebook contains the complete specifications for achieving the Livable Design Seal of Approval. Whether you're a home builder or a homeowner, sending your floor plan through the formal review process to attain the seal provides a third party validation that your home has been built to the Livable Design standard, offering marketing advantages, added resale potential, and the confidence that the home is ready for everything you expect in life, and everything you don't.

Why settle for a home designed for just anybody? With Livable Design, you can have a home designed for everybody, and reap the benefits for years to come!

To earn your Seal of Approval, contact Livable Design today!

5105 Manzanita Avenue • Carmichael, CA 95608
916-334-0810 • livedesign.com

ABOUT LIVABLE DESIGN

Livable Design's forward thinking concept in home building beautifully integrates long lasting functionality for a family's ever-changing lifestyle.

The Seal of Approval provides verification that home environments meet the Livable Design standards. By incorporating our design criteria into an existing floor plan, and going through our formal review process, commercial or individual home builders can achieve a seal of approval at one of three levels.

HISTORY AND CONNECTION TO ESKATON

Livable Design was established in 2009, by its parent company, Eskaton, a senior residence and service provider throughout Northern California. As an innovative organization, Eskaton continually looks for opportunities to improve the lives of individuals in their chosen home environment. Seeing a void in the current housing market, Eskaton established Livable Design to provide an innovative model of home design that is a better way to live and a better way to build for all ages.

SEAL OF APPROVAL

The Livable Design Seal of Approval is an independent validation awarded to homes that incorporate the inclusive, flexible and beautiful design standards identified in the Guidebook. When developing floor plans for a new home, the Livable Design criteria are integrated into the design. All designs then go through a formal review process, resulting in a seal of approval at one of three levels. Whether you are a production home builder or an individual designing a custom home, this seal offers a unique opportunity to build homes with increased viability and resale value.

HOW THE PROGRAM WORKS:

The Seal of Approval program has two main components, **Core Criteria** and **Custom Criteria**.

The **Core Criteria** are the minimum requirements for approval and contain the most critical building components to make a home inclusive, flexible and convenient. All Core Criteria must be incorporated into every Livable Design Home in order to achieve the Seal of Approval.

Custom Criteria offer a tailored approach, allowing the builder or homeowner to select features that are most important to them. Custom Criteria are grouped in such a way as to ensure maximum impact throughout all areas of the home. Minimum number of Custom Criteria features required for each level of approval is outlined below.



Seal of Approval: Core + 18 Custom Criteria features
(20 if stairways)



GOLD Seal: Core + 28 Custom Criteria features
(30 if stairways)



PLATINUM Seal: Achieve Gold level PLUS 10 additional criteria items from any category, OR see Platinum section for additional ways to qualify

WHAT ARE THE BENEFITS?

A home is more than just a house. For most people, a home is an investment, a place for a family to grow and where memories are created. A Livable Design home not only adds value for the families living there, but also provides builders with a differential advantage in the marketplace.

HOMEBUYER BENEFITS

- Features that appeal to a wider range of buyers for added resale potential
- A home that can change with your lifestyle without the need for extensive remodels
- Functional home design elements that make everyday living easier
- A home that welcomes all of your friends and family regardless of age or ability

BUILDER BENEFITS

- Broadens the market of potential buyers
- Provides a unique sales and marketing advantage
- Third-party approval gives buyers confidence in your product
- Thoughtful design elements create a livable product with the consumer in mind



CORE CRITERIA

The Livable Design core criteria are the most critical elements that go into building a Livable Design home. These features lay the foundation of a home built to be inclusive, flexible, functional and convenient for a lifetime by impacting key areas such as the entry, bedrooms, bathrooms kitchens and circulation spaces. Because of their importance, all core guidelines must be included in every floor plan in order to achieve the Livable Design Seal of Approval.

ENTRY features focus on thresholds, approach, weather protection and circulation at the entrance of the home to make everyday comings and goings easier.

BEDROOM location and design are defined to offer visitors a convenient and comfortable place to retreat.

BATHROOM criteria focus on shower design, circulation space and reinforcement to offer convenience and ease as well as the capability for future adaptability.

KITCHEN features offer improved convenience and functionality in the heart of the home by adding circulation space and flexible work surfaces.

OVERALL CLEARANCES AND CIRCULATION including wider doorways and hallways are defined to provide a feeling of spaciousness and ease, making everyday chores more manageable.

STAIRS are designed to give peace of mind to those living in multi-level homes by incorporating specific dimensions and features. Due to various building constraints, exceptions may apply to some multi-level plans. See [Flex Home Exception](#) for more information.



CORE CRITERIA

ENTRY

Stepless

At least one home entry shall be stepless with a maximum 1/2" threshold. Front or garage entry is the preferred location, although a thoughtfully designed entrance from the back or side of the house may be appropriate for hilly topography. Where attached garage is the selected entry, the preferred method is for the garage floor to meet finished floor level with no more than 5% slope. Ramps are generally not acceptable. Consult with Livable Design if a ramp is necessary. [CR 1.1](#)

Approach

Integrate a stepless walkway to the stepless entry from the driveway, which shall be a hard surface, a minimum of 48" wide and have a maximum 1:12 slope. Ramps are generally not acceptable. Consult with Livable Design if a ramp is necessary. [CR 1.2](#)

Covering

Provide weather protection at the stepless entry by installing a structural cover that extends out at least 48" from the door. [CR 1.3](#)

Circulation

Provide 5'x5' minimum clear space on the interior and exterior side of the stepless entry door. Alternative designs may be possible where this requirement poses specific hardships. Consult with Livable Design for alternatives. [CR 1.4](#)





A ground floor bedroom provides a convenient place to recharge after a long day.

BEDROOM

Ground Floor

At least one room shall be located on the ground floor, which is a bedroom or can be converted into a bedroom in the future. This room must be located within close proximity to a ground floor bathroom which meets core bathroom requirements ([see C3](#)). [CR 2.1](#)

Design

Ground floor bedroom must meet minimum bedroom size requirements and must meet bedroom fire egress requirements. If the entry into the room is open without doors, it must be easily closed in for future conversion to a bedroom and must include enough space to install an enclosed closet in the future. [CR 2.2](#)



CORE CRITERIA



BATHROOM

Ground Floor

At least one full bathroom shall be located on the ground floor. [CR 3.1](#)

Shower

Ground floor bathroom shall have either a minimum 5'x3' curbless shower installed or an adaptable feature to install curbless shower in the future. [CR 3.2](#)

Clear Space

Ground floor bathroom should provide 3' of clear space in front of toilet and 30"x48" clear space in front of sink. At a minimum, center of toilet shall be placed 16"-18" from any side wall, cabinet or tub. [CR 3.3](#)

Reinforcement

All full bathrooms shall have reinforced walls surrounding all sides of shower/tub area, on side walls of toilet area and at towel bar walls. Reinforcement shall be 3/4" structural plywood or 2" lumber. [CR 3.4](#)

- Reinforcement should run from at least 26" to 66" from finished floor.
- Shower/tub area, reinforcement should extend at least 12" beyond the edges of shower/tub area where possible.
- Toilet area walls shall have reinforcement from the back wall to 36" beyond front edge of toilet where possible.

Towel Bars

Towel bars shall be installed no higher than 48" from finished floor.

- Towel bars must be rated for falls and reinforced properly.
- Where support bars are installed, they shall match the overall home décor and plumbing fixture selections. [CR 3.5](#)



KITCHEN

Clear Space

Provide 5' diameter clearance in u-shaped kitchen or 42" minimum aisle space for other kitchen configurations.

- If islands create space constraints, the floor must be finished under the island and island must be portable or pedestal style.
- Provide 30" x 48" clear space in front of kitchen appliances. [CR 4.1](#)

Work Surface

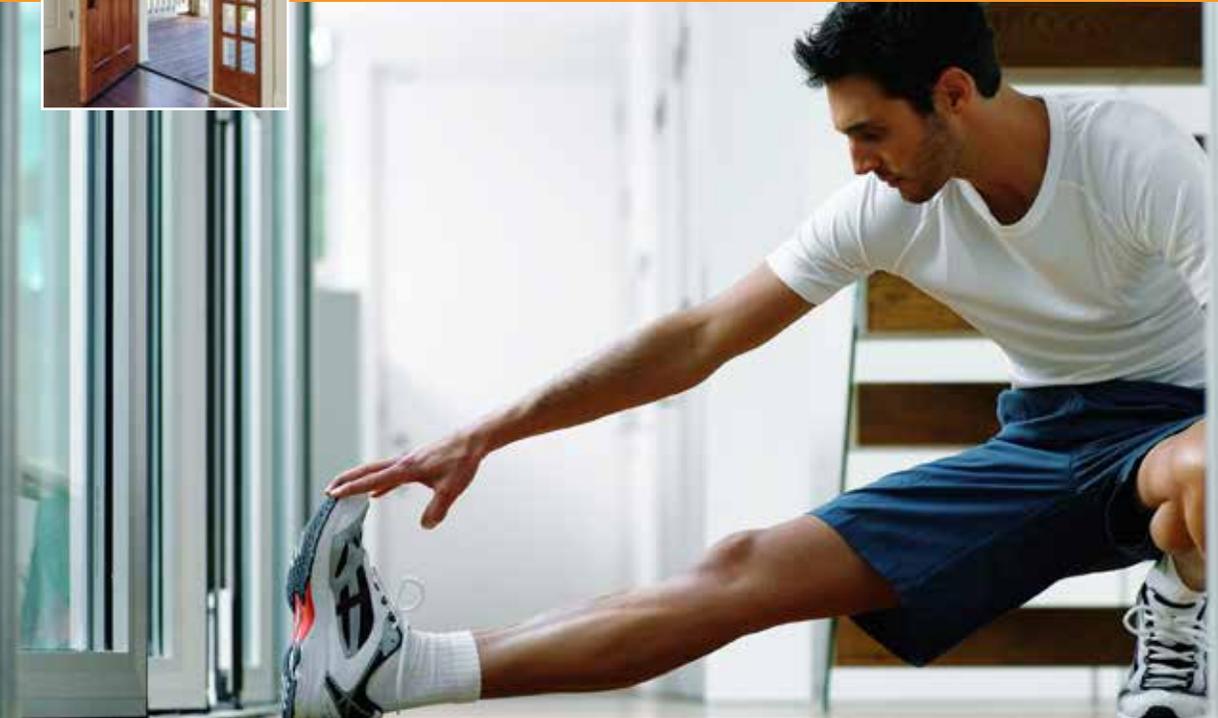
Provide one or more surface (such as a pull-out cutting board) a minimum of 15" wide and installed no higher than 34" above the floor. [CR 4.2](#)

Plenty of circulation space and multiple work surface heights allow everyone to participate in preparing a family meal.





CORE CRITERIA



OVERALL CLEARANCES AND CIRCULATION

Exterior Doors

All exterior doors shall be a minimum of 36" wide (door styles may vary so 34" clear space is acceptable). [CR 5.1](#)

Interior Doors

All interior doors shall be a minimum of 34" wide (door styles may vary so 32" clear space is acceptable). Reach-in storage doors are exempt from this requirement. [CR 5.2](#)

Adjacent Space

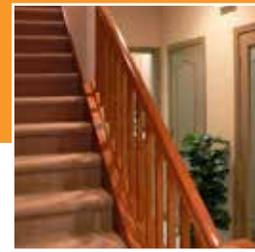
Ground floor entries, at least one full ground floor bath and all bedrooms shall also include 18" of space beside the pull side of the door (only necessary on single swing-style doors; pocket, bi-fold or double swing doors do not require the 18" space requirement). [CR 5.3](#)

Hallway Widths

All hallways shall be a minimum of 42" wide (48" is preferred). Exceptions may occur where architectural relief is provided, such as archways, where 39" is acceptable. [CR 5.4](#)

Travel Path

Ground floor shall have a stepless path of travel. Consult with Livable Design for acceptable routes. [CR5.5](#)



STAIRWAYS (IF APPLICABLE)

Width

Stairways shall be a minimum of 42" wide (48" preferred). [CR 6.1](#)

Design

Stair rise must be between 6.5" - 7.5" and stair run must be 11", have equal risers, and graspable handrails on at least one side of stairs. [CR 6.2](#)

Thoughtfully designed stairways give peace of mind to those living in multi-level homes.





CORE CRITERIA

FLEX HOME EXCEPTION

DEFINITION

The Flex Home Exception is only granted under special circumstances and is specifically designed for multi-level homes with smaller square footages and tight lot constraints. Please consult with Livable Design for general guidelines on whether your specific conditions will qualify.

With the Flex-Home Exception, all criteria from the program must still be incorporated, with the exception of a ground-floor bedroom and bathroom. In order to meet the core criteria, design requirements for ground floor bedroom and bathroom must be present elsewhere in the home and additional elements must be incorporated to allow for future multi-level access.

Homes that fall into the Flex Home Exception must incorporate one of the options below to meet the core criteria:

Stairway Design

Stairways shall be a minimum of 48" wide with electric power outlets installed at the top and base of stairwell. Stairs should have 7 to 7.5/11 to 12 rise/run ratio, have equal risers, and graspable handrails on at least one side of stairs.

OR

Stacked Closets

Install one set of stacked closets with knock-out floor for future elevator shaft conversion. Allow 8" for recessed elevator pit in slab. Allow for a minimum 32" clear opening and proper overhead clearance (96" minimum). Size closets to match standard elevator shaft requirements. Install 2" x 12" blocking requirements in wall. Make electrical provisions for power and lighting for elevator equipment.

OR

Elevator

Install an elevator that reaches all levels of the home.

CUSTOM CRITERIA

Livable Design Custom Criteria allow individuals and home builders to tailor the Seal of Approval to their specific needs.

Within each Custom Criteria category, there are groupings of features. Each grouping indicates how many Custom Criteria features must be selected for each level of approval. These criteria offer flexibility to create floor plans that meet the needs of specific site and budgetary constraints, as well as the unique desires of a homeowner or market demographic.

ACCESSORIES such as thoughtfully designed fixtures and hardware promote ease of use whether in the kitchen, bathroom, or anywhere throughout the home.

CONVENIENCE elements are identified to help make everyday chores quicker and easier with features like pull out shelves and a reachable air filter.

SAFETY AND SECURITY criteria promote a sense of well-being with features like non-slip flooring and a fire sprinkler system to prepare for emergencies and help safeguard against accidents.

EASY ACCESS features such as lazy susans and easy-to-reach switches help everyone get to what they need, creating a welcoming and convenient environment for all.

ILLUMINATION added throughout the home, such as under-cabinet lighting and a fixture over the bathing area, provides the extra light needed while chopping veggies or enjoying a nice soak.

STAIRS with added features like handrails and lighting encourage ease of access for those living in multi-level homes.



CUSTOM CRITERIA

ACCESSORIES

Accessories can make a major impact toward the livability of a home without significant effort. When designed properly, items like plumbing fixtures and hardware make every day life easier and more convenient. Features from this category are easy to incorporate during new construction or a remodel project.

Accessories - Group 1

Seal of Approval: Choose 1 GOLD Approval: Choose 2

- Provide kitchen appliances with front or side mounted controls. [A 1.1](#)
- Install pull-out spray faucet at kitchen sink. [A 1.2](#)
- Install external or alternative (i.e. push-to-open) hardware on all cabinetry. [A 1.3](#)
- Use lever style handles on all faucets. [A 1.4](#)



CUSTOM CRITERIA



Accessories - Group 2

Seal of Approval: Choose 1 GOLD Approval: Choose 2

- Install at least one toilet that has a higher-than-standard seat height (between 16"-19"). [A 2.1](#)
- In at least one bathroom, install mirror so that the bottom is no higher than 40". Decorative tilt mirrors are an acceptable alternative. [A 2.2](#)
- Install illuminated or LED locator light switches in all bathrooms. [A 2.3](#)
- Install a handheld showerhead on a sliding rail in all showers. Showerhead hose shall have a 60" to 72" flexible hose for maximum adjustability. [A 2.4](#)

Accessories - Group 3

Seal of Approval: Choose 1 GOLD Approval: Choose 2

- Install illuminated or LED locator light switches in all bedrooms. [A 3.1](#)
- Install remote controlled automatic overhead garage door opener. [A 3.2](#)
- Use lever style handles on all doors. Entry door should be thumb-lever or lever style with locking mechanism. [A 3.3](#)
- Install rocker, touch or motion-sensitive light switches [A 3.4](#)



CUSTOM CRITERIA

CONVENIENCE

Items in this category make the tasks of everyday living easier to manage. Whether tackling the weekend chores, or just enjoying a quick afternoon snack, these features make the process more convenient than ever before.

Convenience - Group 1

Seal of Approval: Choose 1

GOLD Approval: Choose 2

- Where eat-in counter is provided at kitchen, install at table height between 28" and 30". [C 1.1](#)
- Provide full height pantry storage with drawers or pull-out shelving on bottom 2 shelves. [C 1.2](#)
- Where corner base cabinets occur in kitchen, install turntable or half-moon pull out shelving. [C 1.3](#)
- 25% of all base cabinets in the kitchen shall be drawer-style or have full extension pull-out shelves. Shelves shall have minimum 2" side rails to keep items safely contained. This feature is most effective when installed on the bottom shelves. [C 1.4](#)





Convenience - Group 2

Seal of Approval: Choose 2 GOLD Approval: Choose 3

- Provide power outlets on each side of bathroom vanities where double sinks occur. Outlets should be no higher than 44" from finished floor. [C 2.1](#)
- Provide one bathtub with a wide enough rim section for sitting (minimum rim depth of 10") or an inset tub with built-in seat/deck. [C 2.2](#)
- Provide all bedrooms with at least one electrical outlet per wall. [C 2.3](#)
- Provide at least one 3' section of adjustable-height or double hanging rods in master closet with 40% of storage less than 54" above floor. [C 2.4](#)
- Provide a minimum of one electrical outlet in all hallways. [C 2.5](#)
- Provide at least one standard power outlet on a usable wall in the laundry room. Outlet should be a minimum of 20" above finished floor measured from the top of the box. [C 2.6](#)

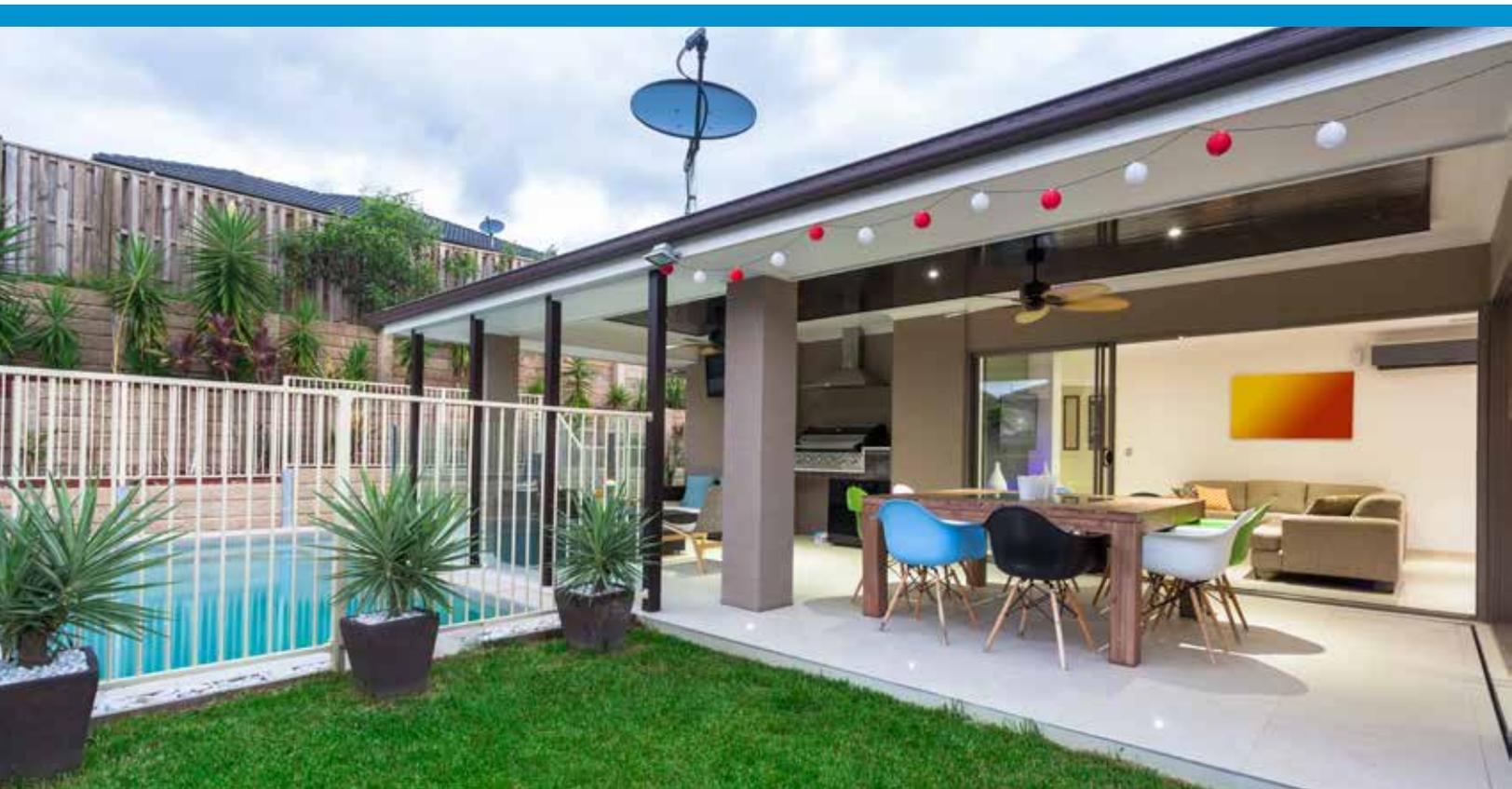


CUSTOM CRITERIA

Convenience - Group 3

Seal of Approval: Choose 1 GOLD Approval: Choose 2

- Locate HVAC filter near floor level where top of filter is no more than 42" from finished floor. [C 3.1](#)
- Where one-car garage is provided, it shall have a minimum overall width of 14'. Where a two-car garage is provided it shall have a minimum overall width of 22'. [C 3.2](#)
- Provide greater weather protection at the front entry (as well as the stepless entry where they are different) by installing a structural cover that extends out at least 5' from the door [C 3.3](#)
- Provide a hard-surface travel path from the home to on-site features such as a garden shed or patio. Path shall be a minimum of 48" wide and shall integrate into the natural design of other pathways, entrances and exits. Ramps are generally not acceptable. Consult with Livable Design if a ramp is necessary. [C 3.4](#)





SAFETY AND SECURITY

The home, of all places, is a place where people should feel safe and secure. Whether minimizing accidents or helping protect against emergencies, these features equip a home to offer added safety, contributing to a family's overall sense of well-being.

Safety and Security - Group 1

Seal of Approval: Choose 2 GOLD Approval: Choose 3

- Provide carbon monoxide detectors outside all bedrooms. [SS 1.1](#)
- Operable windows shall be easy to use with opening hardware within easy reach. Windows intended for viewing and/or egress shall be installed with sills no higher than 36" from the floor. Casement, awning, or those recommended by the arthritis foundation are recommended. Exceptions apply such as at bay windows, bathrooms and accessory windows. [SS 1.2](#)
- Install residential fire sprinkler system throughout home. [SS 1.3](#)
- Shower and bathroom flooring surface shall be slip resistant with a frictional coefficient of at least 0.6. Exceptions may apply if alternative methods create slip resistance (i.e. added grout due to small tiles, etc.) [SS 1.4](#)
- Provide easy access to the electrical panel. Center panel shall be no higher than 48" from floor. If exterior, provide a hard-surface travel path and a minimum 30"x48" clear space in front of electrical panel. Path shall be a minimum of 48" wide. If panel is interior, the panel must be located on the ground level with a minimum clear space of 30"x48" in front of panel. Interior path of travel to the panel shall be a minimum of 42" wide. [SS 1.5](#)



CUSTOM CRITERIA

EASY ACCESS

Every body is different – whether young or old, short or tall, the features in this category will ensure that everyone in the home can easily access the things they need every day.

Easy Access - Group 1

Seal of Approval: Choose 2 GOLD Approval: Choose 3

- Install kitchen vent and hood controls so they are easily reached while seated. A remote switch or front-cabinet mounted switches are good options. [E 1.1](#)
- Install garbage disposal switch so it is easily reached while seated. An air switch at the sink is a good option. [E 1.2](#)
- 25% of upper kitchen cabinets shall be located no higher than 14" above kitchen counter surface. [E 1.3](#)
- At kitchen sink, either install a removable toe kick or a faux toe kick with open space under the sink that has cabinet doors with hardware to open/fold back doors. If this feature is selected, the flooring must be finished under the sink. [E 1.4](#)
- 50% of total kitchen storage shall be less than 54" above finished floor. [E 1.5](#)
- Oven shall be installed so center of oven is no higher than 32" above finished floor. [E 1.6](#)



CUSTOM CRITERIA



Easy Access - Group 2

Seal of Approval: Choose 2 GOLD Approval: Choose 3

- At ground floor bathroom, either install a removable toe kick or a faux toe kick with open space under the sink. Cabinet doors must be installed with hardware to open/fold back doors. If this feature is selected, flooring must be finished under the sink. [E 2.1](#)
- 50% of all storage in bathrooms shall be less than 54" above floor. [E 2.2](#)
- At the ground floor bathroom, increase clear space beside toilet with the following minimums: To one side, the center of toilet shall be a minimum of 18" from any side wall, cabinet or tub and to the other side the center of the toilet shall be a minimum of 30". [E 2.3](#)
- Microwave shall be installed no higher than 42" from finished floor. Measured from the bottom of the appliance. [E 2.4](#)
- Primary light switch in kitchen should be easy to reach and not on the backsplash. [E 2.5](#)
- At least one outlet in the kitchen should be easy to reach and not on the backsplash. [E 2.6](#)



CUSTOM CRITERIA

Easy Access - Group 3

Seal of Approval: Choose 2 GOLD Approval: Choose 3

- Provide an additional stepless entry or make all home entrances to be stepless (see specifications in core requirement for entries). [E 3.1](#)
- Provide 36" of clear space in front of washers and dryers. [E 3.2](#)
- Install all electrical outlets a minimum of 20" above finished floor. Measured from the top of the box. [E 3.3](#)
- Install all electrical switches 42" to 48" above finished floor. [E 3.4](#)
- Provide multiple-height countertop heights in kitchen. Countertops installed at a variety of heights such as 30", 32", 34", 36" is ideal. [E 3.5](#)





ILLUMINATION

A well-lit home offers many benefits, but all too often, homes are built without adequate lighting in the areas that need it most. Incorporating the features in this category helps reduce eye strain when performing everyday tasks and provides a safer environment by making it easier to see helping to reduce the risk of trips, slips and falls.

Illumination - Group 1

Seal of Approval: Choose 3 GOLD Approval: Choose 3

- Install exterior motion-sensor lighting at the front and back entry doors. [IL 1.1](#)
- Provide switched overhead lighting (recessed or ceiling mounted) in all bedrooms. [IL 1.2](#)
- Provide switched overhead lighting (recessed or ceiling mounted) in all common spaces. [IL 1.3](#)
- Provide switched overhead lighting (recessed or ceiling mounted) in all hallways. [IL 1.4](#)
- Install under cabinet lighting in kitchen. [IL 1.5](#)
- Install lighting in all closets including reach-in and linear style with switch located just outside the closet. Switch location may vary where sensor motion or jam-mounted sensors are installed. Some building codes may restrict certain types of lighting in linear closets. Consult local codes. [IL 1.6](#)
- In all bathrooms, in addition to general lighting, install overhead lighting directly over shower/bathing area. [IL 1.7](#)



CUSTOM CRITERIA

STAIRWAYS (IF APPLICABLE)

When designing a home to be welcoming and inclusive to all potential residents and visitors, a single story plan is ideal. When multiple stories are necessary, or highly desired, incorporating these features can help ensure that stairways are easy to navigate now and adaptable to meet special needs in the future.

Stairways - Group 1

Seal of Approval: Choose 2 GOLD Approval: Choose 2

- At least one side of stair handrails extended horizontally beyond top and bottom riser by at least 12". Extension may curve or wrap a corner. [S 1.1](#)
- Install graspable handrails on both sides of stairway. [S 1.2](#)
- Electric power outlet shall be installed at top and base of stairwell (this options does not apply for Flex Home if already incorporated as part of the core requirement). [S 1.3](#)
- Stairways shall be well lit with a minimum of 10 foot candles in the middle of the staircase and at each landing area. [S 1.4](#)
- Install stairway lighting near tread level to illuminate steps. [S 1.5](#)
- Install one set of stacked closets with knock-out floor for future elevator shaft conversion. Allow 8" for recessed elevator pit in slab. Allow for a minimum 32" clear opening and proper overhead clearance (96" minimum). Size closets to match standard elevator shaft requirements. Install 2" x 12" blocking requirements in wall. Make electrical provisions for power and lighting for elevator equipment (this options does not apply for Flex Home if already incorporated as part of the core requirement). [S 1.6](#)



PLATINUM SEAL OF APPROVAL

PLATINUM SEAL OF APPROVAL

The Platinum Seal of Approval is the highest level of distinction, and offers an even broader range of features to incorporate into the home environment. To earn the Platinum Seal of Approval, the GOLD Level must be achieved first. In addition to achieving Gold, the applicant must select an additional 10 criteria.



PLATINUM Seal: Achieve Gold level PLUS 10 additional criteria using one of the options below.

- Any additional 10 items from the Custom Criteria
- Any additional 10 items from the Platinum List
- Any combination of 10 additional items from both the Custom Criteria and the Platinum List

Does your floor plan contain platinum-level features not included here? Please contact Livable Design today to discuss the Platinum designation.



PLATINUM SEAL OF APPROVAL

EASY MAINTENANCE

- Install a central vacuum system. [EM 1.1](#)
- Install easy maintenance solid countertops in kitchen and bathrooms (such as Silestone, Caesar Stone, Corian, Quartz etc.) [EM 1.2](#)
- Finish garage with drywall and paint (texture optional). [EM 1.3](#)
- Use semi-gloss, eggshell or satin paint (or flat paint meeting ASTM-D4213-08 standard for scrub resistance). [EM 1.4](#)
- In at least 50% of the home, install easy maintenance flooring such as ceramic tile, laminate, resilient flooring, or low pile carpet with an upgraded pad. [EM 1.5](#)
- In the shower, select surfaces that require minimal grout. Floors must be slip resistant (equivalent to a coefficient of friction of 0.6). [EM 1.6](#)
- Install a closet organizer in the master bedroom. [EM 1.7](#)
- Provide a short, straight route for dryer vent. Place termination of vent in an easy to access location for easy cleaning. [EM 1.8](#)
- Provide a minimum of 48" wide walkways from the garbage storage area to the street side curb for easy transport of garbage and recycling totes to curb. [EM 1.9](#)
- Install windows with interior window screens. [EM 1.10](#)





CHILD FRIENDLY

- Install easy maintenance and durable solid countertops in kitchen and bathrooms (such as Silestone, Caesar Stone, Corian, Quartz etc.) [CF 1.1](#)
- Install anti-scald lever plumbing fixtures at sinks and bathing areas. [CF 1.2](#)
- Use safety glass in bedroom windows. [CF 1.3](#)
- Use soft-close hinges on doors and drawers. [CF 1.4](#)
- Install a secondary peephole in the front door at 40" - 46" high. [CF 1.5](#)
- Counters and millwork should be finished with rounded corners. [CF 1.6](#)
- Install bullnose corners on drywall. [CF 1.7](#)
- Install a safety fence at the pool where applicable. [CF 1.8](#)
- Install cordless or child safe window blinds. [CF 1.9](#)
- Install dimmer switches for all overhead lights in bedrooms and living/family rooms. [CF 1.10](#)
- Design an open floor plan to allow for supervision of play areas. [CF 1.11](#)
- Install a backyard fence. [CF 1.12](#)



PLATINUM SEAL OF APPROVAL

CONNECTED

- Either install a ceiling fan, or install wiring and ceiling fan rated electrical box with brace for future ceiling fan installation in all bedrooms and the living room. [C1.1](#)
- Either install an intercom system or install conduit for easy future installation of intercom system. If conduit is installed, one line should run from a central location on the ground floor to the attic AND another line should run from a point on exterior entry wall near the doorbell (42" to 44" above finished floor) to the attic. [C1.2](#)
- Either install a home automation system or install conduit for easy future installation of home automation system. If conduit is installed, provide 2" conduit and a structured wiring cabinet with minimum dimensions of 36" x 14" located no more than 20" above finished floor. [C1.3](#)
- Provide all bedrooms, dens and offices with at least one CAT5e for data and one CAT5e for phone all terminating to a structured wiring cabinet (note: CAT6e is also acceptable). [C1.4](#)
- Run one RG6 for cable in master bedroom. [C1.5](#)
- Run one RG6 for cable in all bedrooms, dens and offices. [C1.6](#)
- For easy future wiring installations, install one conduit run on each functional perimeter wall of the home. Functional is defined as any wall with continuous sections of 3' or greater. [C1.7](#)
- Provide central structured wiring cabinet. [C1.8](#)



PLATINUM SEAL OF APPROVAL



HOME FOR LIFE

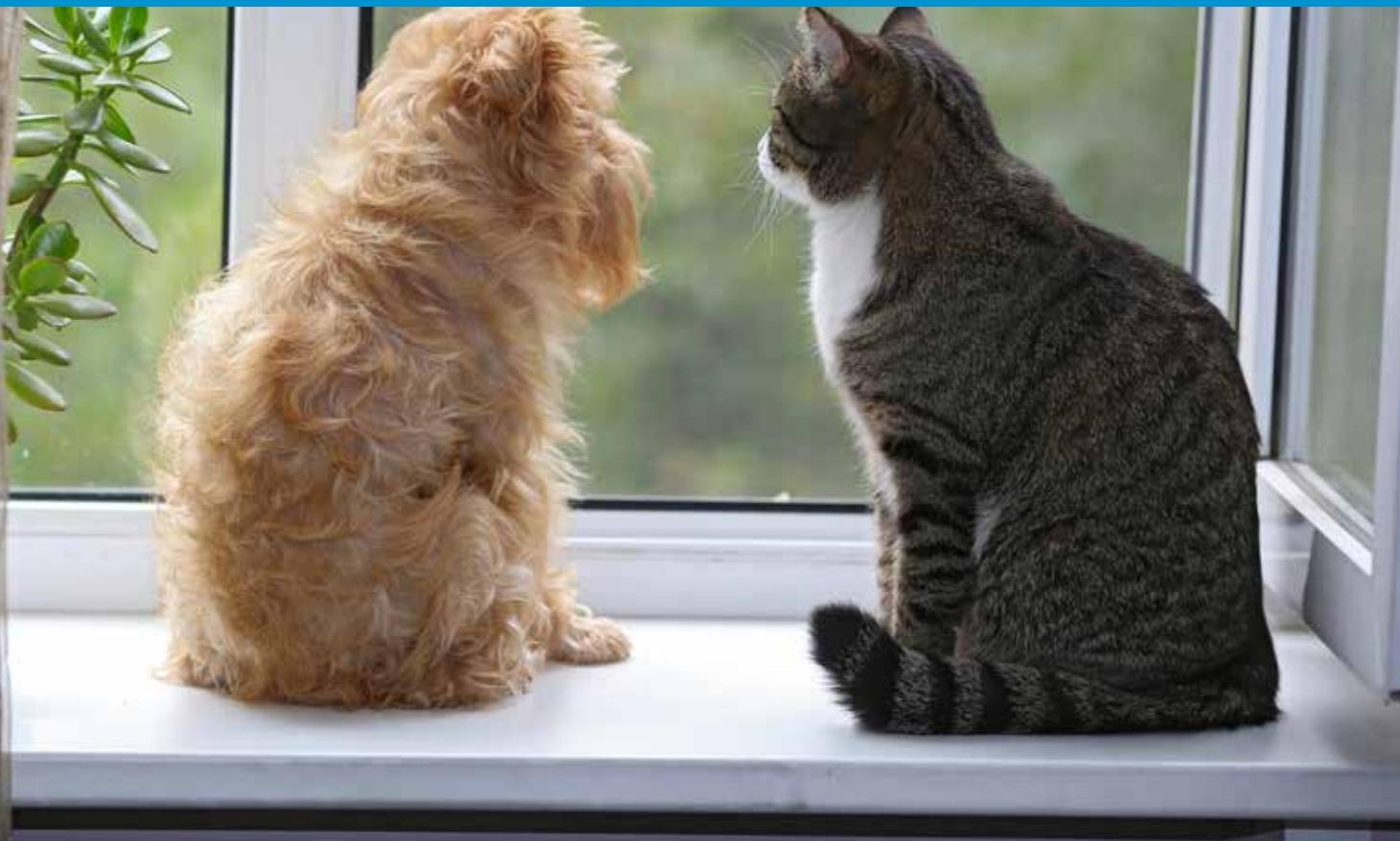
- At a minimum, install at least 2 support bars in the ground floor shower of the bathroom that meets core requirement C3. Support bars must be decorative and match the plumbing fixtures used in that bathroom. [HL 1.1](#)
- Either install an automatic door at the stepless entry or install conduit for easy future installation of an automatic door. If conduit is installed, lines should be run on both the interior and exterior sides of the door for future push button or kick plate installation, from the attic to just below the lowest fire block/obstruction. Additionally, one line should be run from the attic to just above the door header for future power to the automatic door motor (note: Residential models are the only acceptable installation using these prewire requirements). [HL 1.2](#)
- Install either hard surface flooring or low-pile carpet with level transitions between materials. [HL 1.3](#)
- Install reinforcement in hallways for future handrail installation. Applicable hallways are those with continuous wall sections of 6' or greater. Reinforcement shall include 2" x 6" solid blocking from 30" to 42" from the finished floor or 3/4" structural plywood backing. [HL 1.4](#)
- Single story home. [HL 1.5](#)
- Install a drawer dishwasher. [HL 1.6](#)
- Install anti-scald lever plumbing fixtures at sinks and bathing areas. [HL 1.7](#)
- Ensure home address is easily visible both during the day and at night (illuminated house number is an excellent choice). [HL 1.8](#)
- Install countertops that are not highly polished to reduce glare (such as Corian, honed granite, etc.) [HL 1.9](#)



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PET FRIENDLY

- Install a feeding drawer in cabinet – slides out at feeding time and is hidden away the rest of the time. [PF 1.1](#)
- Provide an easy access area for storage of bulk pet food. [PF 1.2](#)
- Design a separate pet room (mud room) with hard surface flooring, wash tub and drain. [PF 1.3](#)
- Install wide window ledges for perching. [PF 1.4](#)
- Use semi-gloss, eggshell or satin paint (flat paint meeting ASTM-D4213-08 standard for scrub resistance). [PF 1.5](#)
- Install easy maintenance hard surface flooring such as ceramic tile, scratch-resistant hard wood, linoleum (not sheet vinyl) in at least 50% of the home. [PF 1.6](#)
- Provide a hot/cold faucet outside the for bathing or rinsing off messes in cold weather. [PF 1.7](#)
- Install a backyard fence a minimum of 6' high. [PF 1.8](#)





HEALTHY HOME

- Provide a designated storage area for bicycles and other sports equipment. [HL 1.1](#)
- Provide a mud room as a transition space to leave dirty shoes, wet umbrellas, etc. [HL 1.2](#)
- Use zero or low VOC paints and finishes and non-toxic building materials (can also use foil-backed drywall to separate toxic fumes from living area). [HL 1.3](#)
- Install an air filtration HVAC system. [HL 1.4](#)
- Vent bathrooms, kitchen and clothes dryer directly to the outdoors. [HL 1.5](#)
- Install black out shades in bedrooms to promote healthy sleep. [HL 1.6](#)
- Install a water filtration system at the kitchen faucet. [HL 1.7](#)
- Install solid surface flooring in at least 50% of the home to reduce accumulation of dust and allergens. [HL 1.8](#)
- Provide a designated area to accommodate separate containers for garbage, recycling and composting. [HL 1.9](#)



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GREEN HOME

Home must be certified by an approved program such as the ones below*:

- LEED for Homes
- NAHB Green Building Program
- Green Built Homes of America

* Additional and regional certification programs may also be acceptable. Inquire for details. [GR 1.1](#)





“WE SHAPE OUR BUILDINGS,
THEREAFTER THEY SHAPE US.”

– SIR WINSTON CHURCHILL



Livable Design

For more information, please contact Livable Design, a division of Eskaton

5105 Manzanita Avenue • Carmichael, CA 95608 • 916-334-0810 • livedesign.com  facebook.com/livedesign