



Specially Adapted Housing (SAH) Program Builder Informational Series

Minimum Property Requirements (MPRs): Primary Bathrooms

VA Minimum Property Requirements (MPRs) for SAH Construction Projects

As an approved SAH Builder, it is imperative that you are familiar with VA Minimum Property Requirements (MPRs) for the Specially Adapted Housing (SAH) grant program.

MPRs focus on the following two areas:

- Points of ingress and egress
- Primary bathroom



This presentation will focus on
Primary Bathroom requirements.



Primary Bathroom Requirements (1/4)

At a minimum, an adapted housing unit must have one fully adapted bathroom that satisfies the MPRs.

The primary, adapted bathroom must be in a location that is convenient and accessible for the Veteran.

The following features are required in an adapted bathroom:

1. roll-in shower
2. accessible sink
3. accessible toilet
4. accessible floor area
5. 36-inch-wide entry door

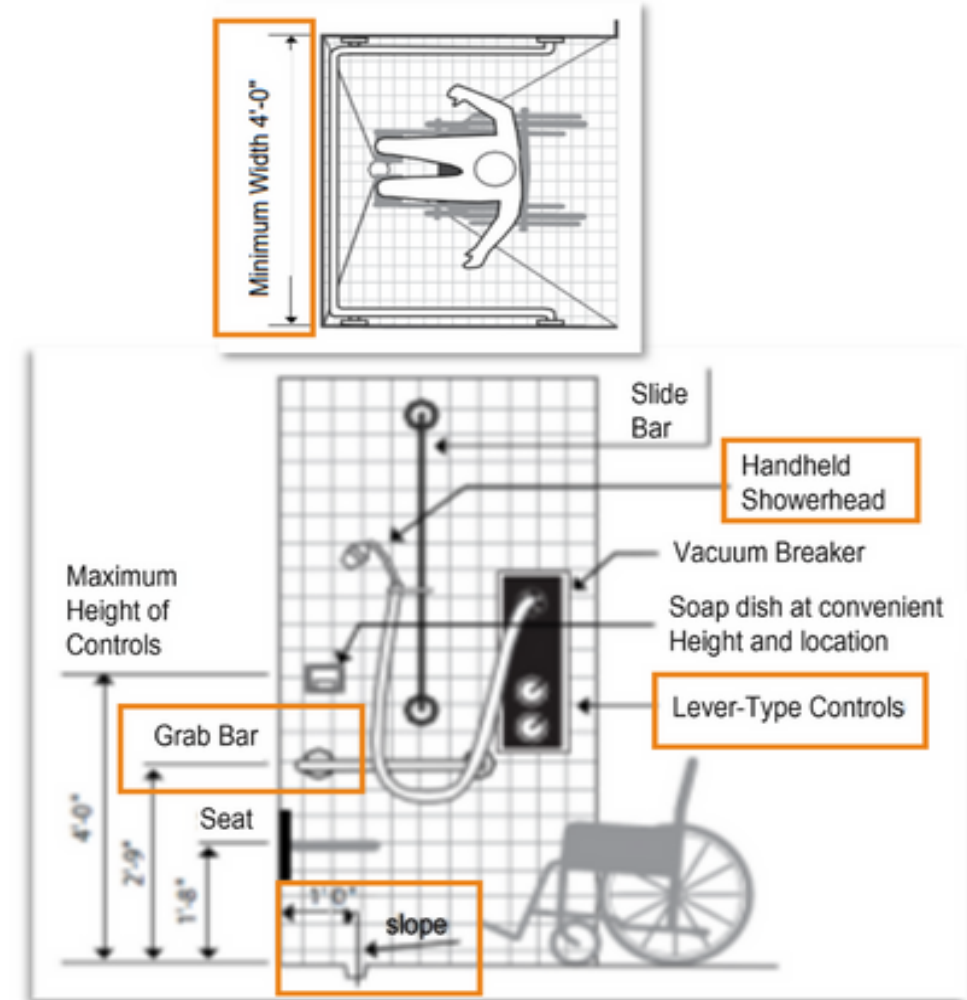


Primary Bathroom Requirements (2/4)

1. Roll-in Shower

A roll-in shower must have the following features:

- minimum interior dimensions of 48 inches x 48 inches
- minimum opening of 36 inches
- non-slip flooring with a coefficient of friction (COF) / dynamic coefficient of friction (DCOF) of 0.60 / 0.42 or greater
- maximum floor slope of $\frac{1}{4}$ inch to 12 inches (i.e., 1-inch slope from front to rear in a 48-inch-deep roll-in shower)
- at least one grab bar per wall placed at a location convenient to the Veteran and capable of supporting the Veteran's weight
- at least one handheld shower head
- accessible, thermostatic or pressure-balance controls to avoid sudden changes in water temperature



Primary Bathroom Requirements (3/4)

2. Accessible Sink

The adapted bathroom must be equipped with at least one roll-under, wall hung, or pedestal sink that is accessible to the Veteran. The width, height, and depth of the sink should be convenient for the Veteran. Any exposed pipes must be wrapped, or covered, in case of accidental contact by the Veteran.



3. Accessible Toilet

Toilets must have:

- a 48-inch clear front transfer space or a 36-inch clear side transfer space
- a minimum of one grab bar installed at a location that is convenient to the Veteran

Although only one grab bar is required at the toilet, the Veteran should be encouraged to install as many as needed. The height and type of toilet should be determined by the Veteran.



Primary Bathroom Requirements (4/4)

4. Accessible Floor Area

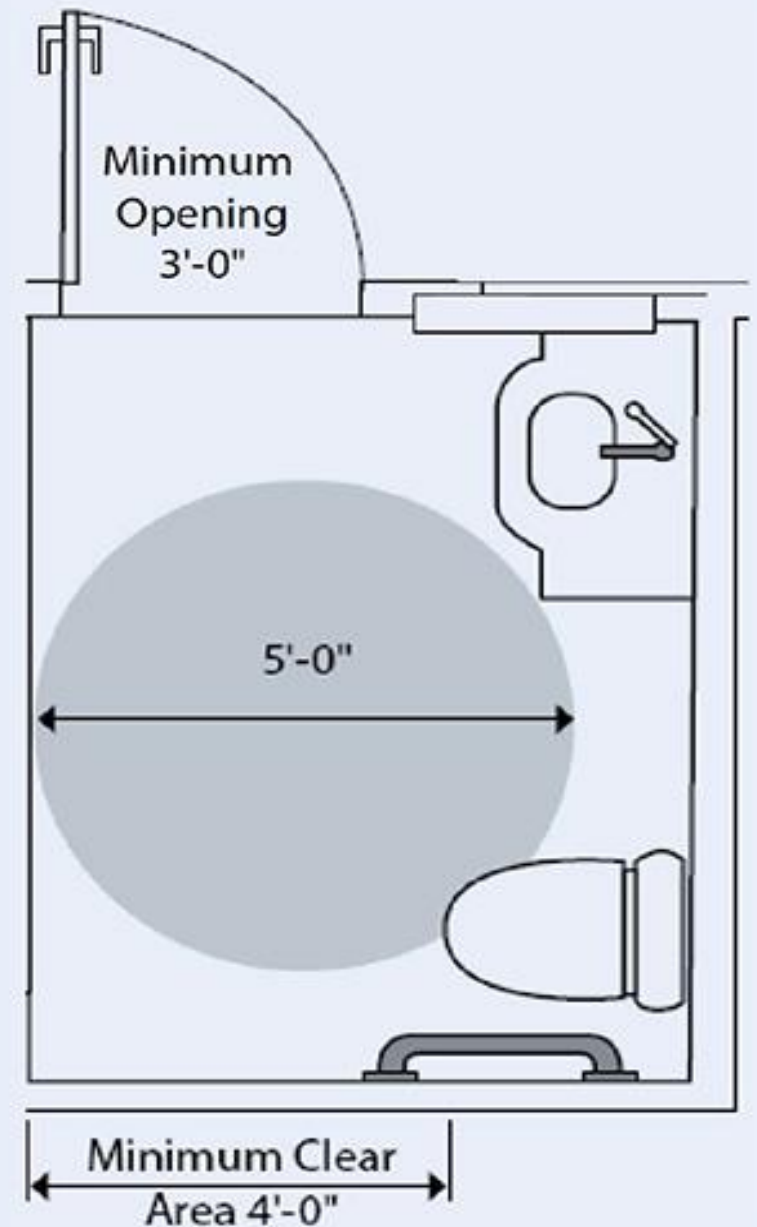
Floor areas must:

- allow at least one clear area for maneuvering with a minimum diameter of 5 feet (the turning area may extend into the roll-in shower)
- be non-slip in both wet and dry conditions with a COF of 0.60 / DCOF of 0.42 or greater

5. Entry Door

Entry doors to the adapted bathroom must:

- have a minimum opening of 36 inches
- not intrude on the accessible floor area (i.e., doors must swing outward or slide such as, a pocket door)
- not obstruct wheelchair maneuvering when open



Key Points

An accessible and safe bathroom is an important part of creating an independent living space for a Veteran.

Adapted bathrooms should include the following features:

- roll-in shower
- accessible sink
- accessible toilet
- accessible floor area
- 36-inch-wide entry door



How to Learn More...

To learn more about additional MPR requirements, or to find out more about the SAH program and the builder-specific requirements for participating in this meaningful program, check out the other titles in our Builder Informational Series.