

HLU Committee

From: curtk@hawaii.rr.com
Sent: Thursday, November 16, 2023 5:58 AM
To: HLU Committee
Subject: RE: Housing and Land Use Committee Email address
Attachments: List of Suggestions and Comments for Proposed Modular Homes @11-15-2023.docx

Aloha HLU Committee,

I do appreciate the Councilmembers and Housing and Land Use Committee Chair and members for allowing me to testify and share what I could on the Modular Dwelling Units (HLU-3(9)). I would also like to clarify the I am not an “ADA” expert as was mentioned by someone, but a subject matter expert on Accessible Design which includes Aging-In-Place and Universal Design, and I have used and am familiar with (for 20+ years) the ADAAG (Americans with Disabilities Act Accessible Guidelines), ABAAG (Architectural Barriers Act Accessibility Guidelines), then the new 2010 ADASAD (Americans with Disabilities Act Standards for Accessible Design) and the FHAG (Federal Housing Accessibility Guidelines). I am willing to be a resource for the committee on accessible design for this proposed housing project and other rebuilding proposals for Lahaina and other counties on Maui; especially if it will promote an inclusive accessible Maui from Keiki to Kupuna and those in the disability community for generations.

My brief list of suggestions and comments (attached) are based on reviewing the “Brittani 2” model home design drawing that was attached to the agenda, and not on Wednesday, November 15th testimony. I updated the wording (on my list) to make it more understandable for the committee, since the list was written for myself to read during my testimony, but the 3-minutes allotted time would not be enough time to go over the entire list; which is why I offered to make my list available to the committee. As I mentioned, I testified because I didn’t want to just point out the negatives of any project, but would like to help to improve the housing for Maui, to be designed and built to be accessible and adaptable for generations; and will look at making suggestions of possible solutions to what I see as impediments to that goal.

Although my list doesn’t include any suggestions based on any information given in the testimony by members of Pacific Energy Consulting LLC., their testimony did bring to mind some questions I now have, because their testimony shed more light on their proposed project; especially on costs and production time. Hopefully, I can share some of my questions with the committee members who then can ask the developers for further details on their previous explanations.

Thank you,

Curt Kiriū CAPS, CGR, ILS

President

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From: HLU Committee <HLU.Committee@mauicounty.us>
Sent: Wednesday, November 15, 2023 11:33 AM
To: curtk@hawaii.rr.com
Subject: Housing and Land Use Committee Email address

Aloha Mr. Kiriū,

Please use this email for your correspondence.

Mahalo,
HLU Committee Staff

Maui Modular Dwelling Units (HLU-3(9)).

Here is a brief list of my suggestions and comments for the “Brittani 2” model home design:

1. **Basic Observations:**

- A. There should be a zero-step entry into/out of the homes.
- B. There is only one entrance/exit into the house. I would suggest another emergency exit door from one of the two bedrooms, as a life safety measure.
- C. The inserted interior finish photos do not match their drawings, so need clarification on the design specifics from the design team on exactly what finishes (flooring, windows, doors, lighting, appliances etc...) they are proposing.
- D. I don't see any sidewalks along the perimeter of the home. I suggest one is located from bedroom with emergency exit door to allow a safe and quick exit from the home to the street.
- E. All doors should accommodate a 36” door for a minimum 32” clear pathway.
- F. I don't see any storage (linen or food) in the design. I would suggest reducing the width of both bedroom closets to allow space for linen closet in “tiny hallway” between both bedrooms.

2. **Bedrooms:**

- A. They do not have any closets drawn (dotted lines) for both bedrooms, but would guess that the closets will be located at the wall between the bedrooms as it is the only logical location. Need to have a closet to be considered a bedroom (sleeping room). Closet seems to be shallow approximately 18” deep. Too shallow for typical closet, but a closet system would fit to reduce the need for dressers.
- B. Proposed drawings places bed in corner of room (to make it seem roomy), but most homeowners do not place their beds in the corner as it makes it difficult to access the other side.

- C. With the width of the bedroom being only 9'-3-1/2", it doesn't allow much space on either side of the bed for minimum 2' of clear access. It also doesn't include (in the drawings) any other furniture (dresser, night stand etc...) as they have (placed furniture) in the living room.
- D. Placing the bed on the longer 11'-8" wall would allow 2' clear access to either side of bed, but bottom of bed may be close to closet wall, if you consider most beds are approximately 6'6"+/- to 7' long and the width of this bedroom is only 9'-3-1/2" wide.

3. **Bathroom:**

- A. I would suggest redesigning the entire bathroom layout to make an accessible curbless or walk-in shower, clear side approach access to the toilet.
- B. Drawing doesn't show the type of door, but by viewing the bedroom door dimensions and wall width, one must conclude it is a 30-inch swing door. I would widen opening to accommodate a 36" swing door or a sliding/barn door system for easy clear access for all. It would slide to the left towards the washer/dryer pocket.
- C. I would replace bathtub with accessible shower, preferably a curbless or at the least a walk-in (with low curb). Bathtubs are not the most easily accessible for many and is a high risk for slipping and falling; especially for Kupuna. Showers waste less water and requires lower maintenance than a bathtub.
- D. I suggest the shower fixture be a single lever type handle with a hand-held shower hose system. A single lever is easier to control and also reduces water waste as you can quickly locate the proper water temperature needed; rather than turning two handles. Single levers are also easier to use for those with limited hand capabilities.
- E. In-wall support for future bathing accessories, such as grab bars and wall mounted shower chair/bench. Not sure if these prefabricated panels will allow this type of structural support to be installed.

- F. The vanity could be wider to accommodate more countertop area for placing items, which Kupuna and those with disabilities have more of due to the need to address healthcare needs.
- G. It might be just their standard sink drawing, but the vanity sink faucet should be a single lever type for easier use, and also reduces water waste as you can quickly locate the proper water temperature needed; rather than turning two handles and wasting water. Single levers are also easier to use for those with limited hand capabilities.
- H. I would relocate the toilet to where the vanity is to increase access, rather than it being stuck in the corner. The drawing location makes it difficult to transfer from a mobility device (wheelchair/transport chair/walker) or someone with mobility limitations. Also difficult in a caregiving situation, that many Kupuna do and may face as they age.
- I. South elevation depicts bathroom window, which seems low, since it is next to the bathtub/shower location. I would suggest placing it higher and making it wider in that location for privacy.

4. **Kitchen:**

- A. The layout of the kitchen, would not allow much if any base or wall cabinet or tall pantry. I would suggest relocating refrigerator to the bedroom wall with pantry cabinet to the left and base and wall cabinets to the right, to increase cabinet storage and countertop area.
- B. I would use a smaller single compartment kitchen sink to allow more countertop area; especially between the sink and cooktop.
- C. It might be just their standard sink drawing, but the kitchen sink faucet should be a single lever type for easier use, and also reduces water waste as you can quickly locate the proper water temperature needed; rather than turning two handles. Single levers are also easier to use for those with limited hand capabilities.
- D. I would suggest a 15-inch two-burner induction cooktop to increase countertop area and also as a safety measure. Inductions have shown to be safer for various (Keiki to Kupuna) users because the lack of a hot surface and open flames. Also, it has been my experience that most homeowners typically use only one or two burners daily and only use the

- others during major holidays and special events. Once someone get used to the two, it is simple to plan cooking for the occasional get together.
- E. The photos of the kitchen wall cabinets are aesthetically pleasing, but the function is to lift up, which would make it (in the open position) out of reach and be inaccessible for someone in a mobility device (wheelchair) and for Kupuna who may have reduced upper body strength, so lifting and reaching may be an issue.
5. **Laundry**: A stacked washer/dryer is not accessible or functional for most users with mobility limitations and those who use mobility devices (wheelchairs/scooters). They are not able to see into or reach into a top placement dryer. I understand their choice for a stacked appliance because of space, but I would suggest either a side by side or a manufacturer's model that does both wash and dry within one appliance. The Bosch All-in-one washer dryer is energy (electric/water) and space efficient and great for small homes, condos, apartments etc...Link: <https://www.bosch-home.com/mt/products/washers-dryers/washer-dryers/features>.
 6. **Doors**: No specifications or detailed drawings are provided on the drawings, so need to follow up as this project progresses. I suggest lever type handles rather than typical knobs.
 7. **Window**: No specifications or detailed drawings are provided on the drawings, so need to follow up as this project progresses. Various designed windows have their pros/cons. Sliding and casement easiest to open from seated position, but single and double hung may provide more air flow, as would awning type. Both awning and casement may protrude into the pathways along the house. Some window manufacturers have certain lines of windows with mini blinds between the two glass panes for privacy without installing window treatments.
 8. **Roof pitch**: Not a major concern, but the West elevation designates a 5:12 pitch. Not sure why this pitch was chosen, since the most common roof pitch in Hawaii is 4:12. Hawaii doesn't have the type of inclement weather (snow,

sleet, etc...) as the mainland where a steeper pitch is important in preventing snow from accumulate on their roofs.

9. **HVAC**: They showed a picture of an HVAC compressor but didn't include any specifications or detailed drawing information in the design. Split AC systems are energy efficient and popular in Hawaii because of the custom locations it can be used, as compared to central air. Another more energy efficient system and less costly way of cooling a home is a Whole house fan system, which uses less electricity, easier to install and can cool an entire home if needed; using the natural air from the exterior of the home. It can cool the rooms, even without trade winds.
10. **Garage/Carport**: No specifications or detailed drawings are provided on the drawings, so need to follow up as this project progresses. Need to know if garage or carport, if attached or detached, which would make a difference on accessibility path.