Universal design bathroom checklist, with dimensions

Ten decisions and the numbers designers use. These standards do not legally apply to a private home; they are the dimensions that work. Full guide: kaminskiyhomeremodeling.com/blog/bathroom-remodel-with-universal-design/

Decision	The dimension or detail	Where it comes from
1. First-floor bathroom	A full bathroom with a shower on the entry level	Single-floor living; only 47% of Americans 65 to 79 have it with a no-step entry (Harvard JCHS)
2. The door	36-inch door for 32 to 34 inches of clear opening; lever handle; swings out or pockets; flush threshold	2010 ADA Standards 404.2.3; NKBA access standard
3. Turning space	A 60-inch circle or T; 30 by 48 inches clear at each fixture; spaces may overlap	ADA 304.3, 305.3, 603.2
4. The floor	"Interior, Wet" tile, 0.42 or higher wet DCOF; "Interior, Wet Plus" in the shower; matte, small format in the shower	ANSI A326.3 as described by the Tile Council of North America
5. The toilet	Seat 17 to 19 inches high; centerline 16 to 18 inches from the side wall; blocking both sides	ADA 604.2, 604.4
6. The shower	No curb (1/2 inch maximum); 36 by 36 inches or 30 by 60; seat 17 to 19 inches high; handheld spray with a 59-inch hose; controls 38 to 48 inches high; 120 degree limit	ADA 608, 610; California Plumbing Code 408
7. Grab bars	33 to 36 inches above the floor; bar and wall hold 250 pounds; 2x8 blocking between 32 and 39 1/4 inches	ADA 609; California Residential Code R328 (new homes)
8. The vanity	Rim 34 inches maximum; knee space 27 inches high and 30 to 36 wide; pipes insulated; lever or touch faucet; mirror bottom at 40 inches or lower	ADA 606, 306, 603.3; NKBA
9. Lighting	Light on both sides of the mirror; wet-rated shower light; night path light; one light on a sensor; switches at 48 inches or lower	2025 California Energy Code 150.0(k); CRC R328
10. Storage	Recessed niches and cabinets; daily items between 15 and 48 inches off the floor	ADA 308 reach ranges

What it costs in San Diego (Kaminskiy 2026 pricing)

The work	2026 range
Grab bars on blocking, lever handles, a taller toilet, better lighting	$500 to $5,000
A wider doorway	$3,000 to $8,000 in a plain wall; $10,000 to $20,000 in a bearing wall
Tub to curbless shower	$30,000 to $45,000
A full universal design bathroom	$55,000 to $90,000

Kaminskiy Design & Remodeling, 12396 World Trade Drive, Suite 108, San Diego, 858-271-1005. License #922807. Updated November 10, 2026. You're welcome to quote these tables with a link to the article.