

NAHB Remodeling Awards

Judging Criteria

The NAHB Remodeling Awards will be judged on a project's purpose, functionality, craftsmanship, innovation and performance. Accessory Dwelling Unit project entries should be defined within parameters noted below. And, individuals submitting a project in an aging-in-place categories should refer to the [aging-in-place remodeling checklist](#).

Project Completion Date Range

Projects considered for NAHB Remodeling Awards must have been completed between Jan.1, 2016, and October 18, 2021.

Purpose

- To what degree was the goal/purpose of the project met?
- Description of entry clearly identifies the client's needs and desires?
- The remodeler demonstrates that client's needs were met.

Functionality

- Does the kitchen floor plan function well?
- Is the counter space or work area adequate to perform necessary tasks?
- Is there a good traffic flow?
- Is safety addressed adequately?
- Are the materials functional? Is lighting addressed - both general & tasks?

Craftsmanship

- Is there evidence of superior craftsmanship?
- Is superior craftsmanship demonstrated in the moldings, woodwork, stairs, cabinetry, countertops, tile, glass, marble, metal, stone, masonry, etc.?

Innovation

- Are innovative uses of material and/or methods of construction used in the project?
- Are innovative uses evident, or were any described and noted?
- Were difficult obstacles encountered and overcome, or were any described and noted?

Performance

- The project cost must include all labor and materials, the value of all products and services supplied by the customer or other contractors, materials supplied by the homeowner, and the value of work done by the homeowner.
- Any special circumstances or factors affecting the project value should be noted. If the judges deem that the project appears to be more expensive than what is indicated on the entry form, they have the right to disqualify that project.

Accessory Dwelling Unit Definition

While ADU structural forms vary, ADUs share some common traits and face common design and development challenges. The fact that they're secondary housing units on single family residentially zoned lots places ADUs into a unique category of housing.

An ADU is not a home addition. When you start a home addition project to expand the current square footage of an existing residential structure, this creates a new boundary set by the home's walls or roofs. For instance, if you add another room to the first floor or expand the kitchen by 10 or more square feet—that's a home addition.

An ADU is a completely separate entity from the existing "main" home on the property (meaning separate entrances). If attached to the main structure, it doesn't add to the main structure's size in square footage.

ADUs also have other distinguishing characteristics that help further define, differentiate, and distinguish them from other housing types.

- ADUs are accessory and adjacent to a primary housing unit.
- ADUs are significantly smaller than the average US house.
- ADUs tend to be one of two units owned by one owner on a single-family lot.
- ADUs tend to be primarily developed later than the primary house by homeowner developers.
- A large range of municipal land use and zoning regulations differentiate ADU types and styles, and dramatically affect their allowed uses. These differentiating characteristics make ADUs a distinct type of housing.

Aging-in-Place Remodeling Checklist

Individuals submitting an entry in an aging-in-place category should refer to the following checklist which provides a quick reference for various aging-in-place issues.

Exterior

- Low-maintenance exterior (vinyl, brick)
- Low-maintenance shrubs and plants
- Deck, patio, or balcony surfaces are no more than a half inch below interior floor level if made of wood

Overall Floor Plan

- Main living on a single story, including full bath
- No steps between rooms/areas on the same level
- 5-foot by 5-foot clear/turn space in living area, kitchen, a bedroom, and a bathroom

Hallways

- Minimum of 36-inches wide, wider preferred
- Well lit

Entry

- Accessible path of travel to the home
- At least one no-step entry with a cover
- Sensor light at exterior no-step entry focusing on the front-door lock
- There needs to be 32-inches of clear width, which requires a 36-inch door
- Non-slip flooring in foyer
- Entry door sidelight or high/low peep hole viewer; sidelight should provide both privacy and safety
- Doorbell in accessible location
- Surface to place packages on when opening door

Thresholds

- Flush preferable
- Exterior maximum of a half inch beveled
- Interior maximum of a quarter inch

Interior Doors

- There needs to be 32-inches of clear width, which requires a 36-inch door
- Levered door hardware

Windows

- Plenty of windows for natural light
- Lowered windows or taller windows with lower sill height
- Low maintenance exterior and interior finishes

- Easy to operate hardware

Garage or Carport

- Covered carports and boarding spaces
- Wider than average carports to accommodate lifts on vans
- Door heights may need to be nine feet to accommodate some raised roof vans
- Five-foot minimum access aisle between accessible van and car in garage
- If code requires floor to be several inches below entrance to house for fume protection, can slope entire floor from front to back to eliminate need for ramp or step
- Ramp to doorway, if needed
- Handrail, if steps

Faucets

- Lever handles or pedal-controlled
- Thermostatic or anti-scald controls
- Pressure balanced faucets

Kitchen and Laundry

Counters

- Wall support and provision for adjustable and/or varied height counters and removable base cabinets
- Upper wall cabinetry three inches lower than conventional height
- Accented stripes on edge of countertops to provide visual orientation to the workspace
- Counter space for dish landing adjacent to or opposite all appliances
- Base cabinet with roll out trays and lazy susans
- Pull-down shelving
- Glass-front cabinet doors
- Open shelving for easy access to frequently used items

Appliances

- Easy to read controls
- Washing machine and dryer raised 12-15 inches above floor
- Front loading laundry machines
- Microwave oven at counter height or in wall
- Side-by-side refrigerator/freezer
- Side-swing or wall oven
- Raised dishwasher with push-button controls
- Electric cook top with level burners for safety in transferring between the burners, front controls and downdraft feature to pull heat away from user; light to indicate when surface is hot

Miscellaneous

- 30-inch by 48-inch clear space at appliances or 60-inch diameter clear space for turns
- Multi-level work areas to accommodate cooks of different heights
- Open under-counter seated work areas

- Placement of task lighting in appropriate work areas
- Loop handles for easy grip and pull
- Pull-out spray faucet; levered handles
- In multi-story homes, laundry chute or laundry facilities in master bedroom

Bathroom

- Wall support and provision for adjustable and/or varied height counters and removable base cabinets
- Contrasting color edge border at countertops
- At least one wheelchair maneuverable bath on main level with 60-inch turning radius or acceptable T-turn space and 36-inch by 36-inch or 30-inch by 48-inch clear space
- Bracing in walls around tub, shower, shower seat, and toilet for installation of grab bars to support 250-300 pounds
- If stand-up shower is used in main bath, it is curbless and minimum of 36-inches wide
- Bathtub - lower for easier access
- Fold down seat in the shower
- Adjustable/handheld showerheads, 6-foot hose
- Tub/shower controls offset from center
- Shower stall with built-in antibacterial protection
- Light in shower stall
- Toilet two and half inches higher than standard toilet (17-19 inches) or height-adjustable
- Design of the toilet paper holder allows rolls to be changed with one hand
- Wall-hung sink with knee space and panel to protect user from pipes
- Slip-resistant flooring in bathroom and shower

Stairways, Lifts, and Elevators

- Adequate hand rails on both sides of stairway, one and a quarter inch diameter
- Increased visibility of stairs through contrast strip on top and bottom stairs, color contrast between treads and risers on stairs and use of lighting
- Multi-story homes may provide either pre-framed shaft (i.e., stacked closets) for future elevator, or stairway width must be minimum of four feet to allow space for lift
- Residential elevator or lift

Ramps

- Slope no greater than one inch rise for each 12-inches in length, adequate handrails
- Five-foot landing provided at entrance
- Two-inch curbs for safety

Storage

- Adjustable closet rods and shelves
- Lighting in closets
- Easy open doors that do not obstruct access

Electrical, Lighting, Safety, and Security

- Light switches by each entrance to halls and rooms
- Light receptacles with at least two bulbs in vital places (exits, bathroom)

- Light switches, thermostats, and other environmental controls placed in accessible locations no higher than 48 inches from floor
- Electrical outlets 15-inches on center from floor; may need to be closer than 12-feet apart
- Clear access space of 30-inches by 48-inches in front of switches and controls
- Rocker or touch light switches
- Audible and visual strobe light system to indicate when the doorbell, telephone or smoke or CO₂ detectors have been activated
- High-tech security/intercom system that can be monitored, with the heating, air conditioning and lighting, from any TV in the house
- Easy-to-see and read thermostats
- Pre-programmed thermostats
- Flashing porch light or 911 switch
- Direct wired to police, fire and EMS (as option)
- Home wired for security
- Home wired for computers

Flooring

- Smooth, non-glare, slip-resistant surfaces, interior and exterior
- If carpeted, use low (less than a half inch high pile) density, with firm pad
- Color/texture contrast to indicate change in surface levels

Heating, Ventilation, and Air Conditioning

- HVAC should be designed so filters are easily accessible
- Energy-efficient units
- Windows that can be opened for cross ventilation, fresh air

Energy-Efficient Features

- In-line framing with two by six studs spaced 24-inches on center
- Air-barrier installation and sealing of duct work with mastic
- Reduced-size air conditioning units with gas furnaces
- Mechanical fresh air ventilation, installation of air returns in all bedrooms and use of carbon monoxide detectors
- Installation of energy efficient windows with Low-E glass

Reduced Maintenance/Convenience Features

- Easy to clean surfaces
- Central vacuum
- Built-in pet feeding system
- Built-in recycling system
- Video phones
- Intercom system

Other Ideas

- Separate apartment for rental income or future caregiver

- Flex room that can used as a nursery or playroom when the children are young and as a home office later; if combined with a full bath, room could also be used for an aging parent/aging in place

Aging-in-Place Checklist Source: **Home Innovation Research Labs** ToolBase online resources