**August 17th 2020**

**EMS & Accessable Service**

**Housing Modifications Update**

Good afternoon

We want to make you aware of a couple of changes we are making to housing modification specifications relating to extractor fans and call buttons. These are effective from today.

These changes are prospective-no retrospective assessments or changes need to be actioned. If you have any questions once you have reviewed this information or would like more detailed information, please contact our housing team [emshousing@accessable.co.nz](mailto:emshousing@accessable.co.nz) who can discuss these with you.

A communication has been sent out to all EMS Contractors to advise them of these changes.

**Extractor fans**

The installation of an extractor fan is now required for all bathroom modifications where a shower is to be installed. This is to comply with changes to the NZ Building Code. You will now see these added onto the quote form. The EMS contract will cover the additional cost of the fans.

**Call buttons installed to all low-rise lifts**

In order to comply with building standards that require all lifts to have call buttons, all low-rise lifts installed under the EMS contract will now have 2 call buttons-one at the top platform and one at the ground level.

The positioning of the call buttons must be made in consultation with you as the EMS Assessor.

The intended location of the call buttons must be detailed in the Contractor’s plans. Call buttons are no longer an optional item and will be moved off the low rise lift specification form. You will see the cost of these added to the quote form by the Contractor. The EMS contract covers the additional cost of the call buttons.

**Asbestos costs**

Also, we’re taking this opportunity to remind you that any costs associated with testing for asbestos or the removal of asbestos material are the responsibility of the property owner. Asbestos costs are treated in the same way as we manage rotten floor boards or the need for new hot water cylinders. The MOH’s EMS contract does not meet these costs.

Trust you are all going well during Levels 3 & 2 – give us a shout if you have any questions on the COVID-19 response relating to housing modifications.

|  |  |
| --- | --- |
| [cid:a01172ec-900c-443d-b6f0-2916d7cade75**www.accessable.co.nz**](https://www.accessable.co.nz/) | **Tracey Reason**  **MOH Contract Relationship Manager**  **p.** 021 728 140  **e.**  [treason@accessable.co.nz](mailto:treason@accessable.co.nz) |