

Scoping and Assessing the Environment

This document has been designed by Accessable with the intent to support a Webinar for Auckland and Northland EMS Assessors.

This document is not be used outside this context or distributed to others. Please contact Accessable 0508 001 002 for clarification if needed.

Meet & Greet



- Introduction of participants
- Rules of engagement





Overview

- 9.00am Meet & Greet
- 9.05am Relevant People/Processes
- 9.10am Considerations for a Challenging Access
- 9.20am Tips and Tricks from a THA Perspective
- 9.45am Q & A
- 9.55am Close



- Educate EMS Assessors to improve clarity of information provided in Complex Access Advice Requests to support a robust and timely PA review
- Increase Assessors' confidence with seeking information required while on site





Relevant People/Processes



- Roles and Responsibilities: Section 11 of the EMS Housing Manual
- Professional Advisory Team internal processes



Considerations for a Challenging Access

What do we mean by "Challenging Access?"

- When a standard solution a ramp or low rise lift can't be achieved due to the nature of the property AND/OR
- The nature of the overall access route is complex AND/OR
- There is a need to gain access between levels of the home



Case Study – It's Not So Simple!























Considerations for a Challenging Access Continued...

Consider the match between the solution and Clinical Profile

- Handrails on multiple steps
- Stairlifts/stair climbers
- Self propelling on long external routes



Considerations for a Challenging Access Continued...

Consideration of the whole home environment

- Bathroom
- Hallway widths/circulation spaces
- Access to essential areas
- Modular vs timber ramp in a Kāinga Ora home – timber preferred





Considerations for a Challenging Access Continued...

Section 8.2 of the EMS Housing Manual: Access over \$15,334 incl GST

- Relates to access into and between levels of the home
- Includes cost of any previous access modifications and consents
- The cost of housing equipment is not included
- Cost Contribution needs to be actioned



Considerations for a Challenging Access Continued...

Supply chain issues





Tips and Tricks from a THA Perspective



Tips and Tricks

- Toolbox
- AEA/Contractor
- Presenting information
- Using Microsoft Paint
- Using GeoMaps/snipping tool
- Spot level FFL/GL









Standard Tools in the Tool Box -Access

- Platform overlays
- Ramps
- 1m Vestner low rise lifts
- 1.5m Vestner low rise lifts
- Lifts above 1.5m







Platform Overlay





- Is a kerb on the overlay sufficient for the client's needs?
- Is the 'bump' over the door threshold ok or is an internal threshold ramp required on the inside also?
- Are any rails required?



Ramps



10







Typical Ramp Configurations







- Ramp gradient 1:10 or 1:12 (self propelled)
- Look at the door threshold and be specific about your client's needs re level or a 'bump'
- Be aware of windows that open out onto the ramp that may require restrictor stays to be installed
- Handrail 1 side or both sides?



1:12 Ramp Run Calculations



Run = Gradient x Rise

We want to work out the run of a ramp that has a rise of 166mm and a gradient of 1:12.

Run = Gradient x Rise

Run = 12 x 166mm

Run = 1,992mm











RISE

Example

580mm (rise) divide by
83mm = 6.98m of ramp run
@ 1:12 gradient (assumes flat G.L)











Is a Ramp Viable?







1m Mobilus Vestner Low Rise Lift (LRL) 340kg or 500kg





- LRL comes with actuating car barrier arm and ramp
- Be aware of windows opening out onto where the lift will travel
- Upper landing barrier arms are available as an optional extra if there is a justification to install one
- Consider whether your client requires the call buttons to be located on a specific side and discuss the location with the builder (location should be marked on the plan)
- Be aware of overhead dangers (power cables)



1.5m Libero Vestner Low Rise Lift (340kg)



- The Libero 1.5m pandect lift requires an experienced installer as they have a higher level of complexity
- 1.5m LRLs have both a lift door and a landing door
- These lifts need to be ordered with either automated or manual opening doors
- The lift door can only be ordered to hinge from the tower side
- Again, call button location may be important depending on your client's needs (discuss on site)
- Overhead dangers are more critical due to the much higher tower and platform heights
- If the platform being built is over 1.5m to the adjacent ground level (GL) then a building consent is required



Other Lifts





- Cost between \$30k and \$40k
- Any lift that needs to access a 1st floor will be a very expensive option given that moh funding will possibly only go to \$15334
- Discussion around suitability of the existing house due to high cost may be the outcome of a scoping report





Sometimes it may feel like this







Contractor/AEA Communication

- AEA clinical expertise/Contractor technical expertise (team)
- For the building contractor this is an information gathering exercise
- Consider sharing photos and a written briefing with the builder prior to the site visit to help them 'get their head around' the problem
- The long term aim is to develop a degree of building technical knowledge for the Assessor and clinical knowledge for the builder (sharing knowledge)
- New builders may require more leadership from you
- Be organised with your site visit, provide a thorough briefing of what you would like to achieve with the modification and allow the contractor to have space to gather the critical information they require
- On completion of the site visit ask when you can expect the plan/quote to be emailed to you
- Always endeavour to attend joint site visits, it enables good clear information gathering and a team approach to solving an access issue for the client.







Identifying Location and Direction of Image



























Video of MS Paint in action





Take Images With the Intent to add Critical Information Back at the Base





- Be strategic about some photos with the intent to edit
- Take plenty of photos







t⊈ Start

1및 1152 × 864px 🔛 Size: 663.9KB



Auckland Council website-GeoMaps





Establish FFL-GL and GL gradient

• Try and establish a finished floor level (FFL) point on the cladding. Use horizontal cladding lines to provide spot levels











Communicate FFL to GL Gradients Using Spot Levels if Horizontal Lines allow



GRADIENT = RUN - RISE







Use Any Horizontal lines to Establish GL Gradients



If horizontal lines are not present then often a soffit line can be used around the whole house particularly if it has a hip roof





RISE

RUN

