

Guide to Housing Modifications Plans for ACC

Producing plans for a housing modification is a three stage process, namely:

1. An initial site meeting to discuss the proposal from the ACC Assessor (ACC257)
2. Preliminary drawings based on the site meeting and the injury related needs of the client
3. Final plans or Working Drawings and specifications which are to Building Consent quality.

It is worth noting that the design and consent process can take from three to six months depending on the type of modification required and the local council requirements.

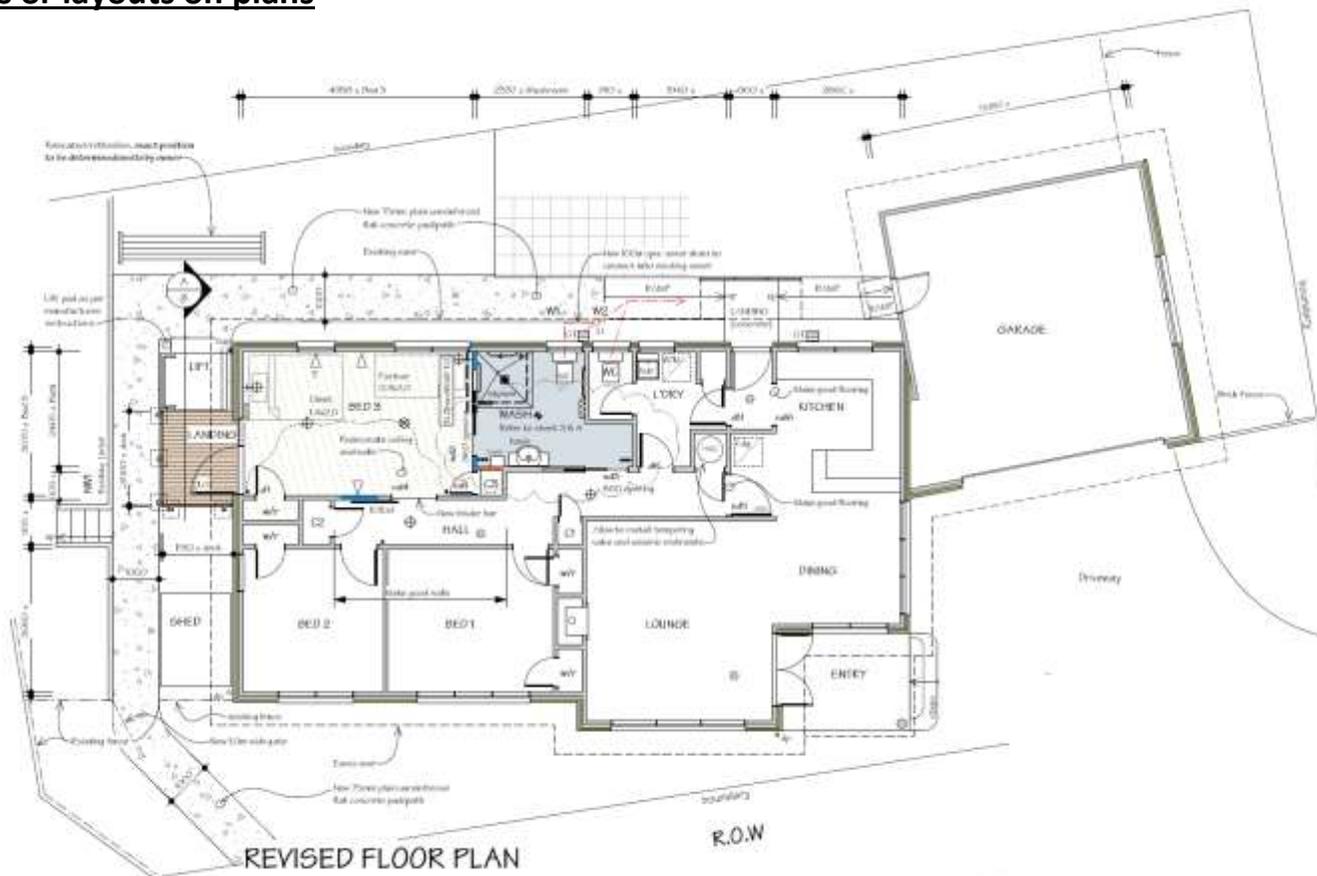
When the ACC Assessors referral (ACC257) is received it is reviewed by the Enable New Zealand Professional Advice team and is then used to create a scope of work (ACC457) for the Enable New Zealand consultant to base their discussion and design on at the initial site meeting. This meeting generally involves the Consultant, ACC Assessor, ACC case manager and the client/family/advocate.

From this meeting a Preliminary design is drawn up which meets the specific injury related needs of the client. These Preliminary plans or 'Prelims' are reviewed by the ACC Assessor and Enable New Zealand. The ACC case manager will also discuss the Prelims with the client before moving to the next phase.

The Final Plans and Specifications (Working Drawings) are prepared by the Consultant. The Consultant has a specific timeframe to provide these drawings but sometimes can, normally due to complexities with the design, exceed these timeframes and may require an Extension of Time (EoT) to complete. The drawings are then sent to:

- The registered contractors for the tender process,
- To obtain building consent and;
- To gain property owner approval (ACC1563).

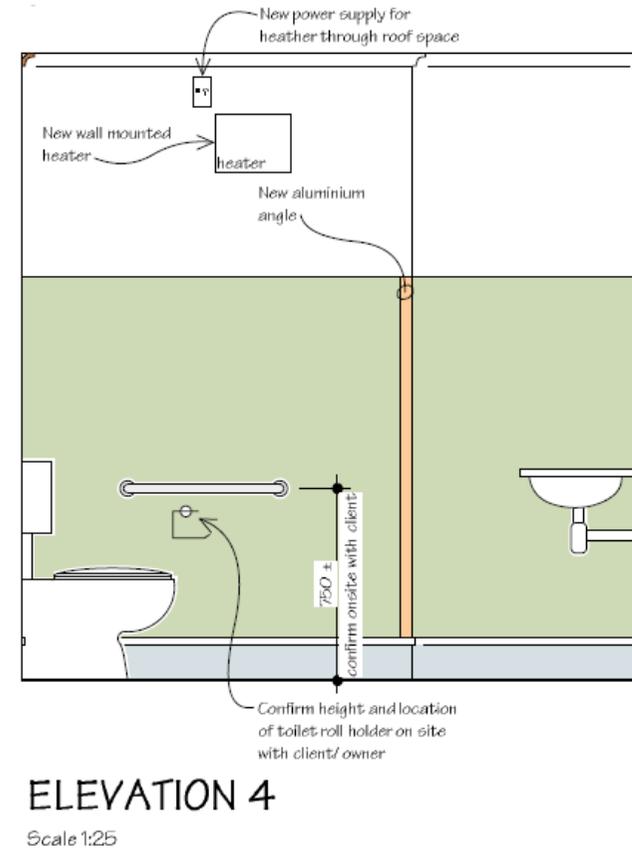
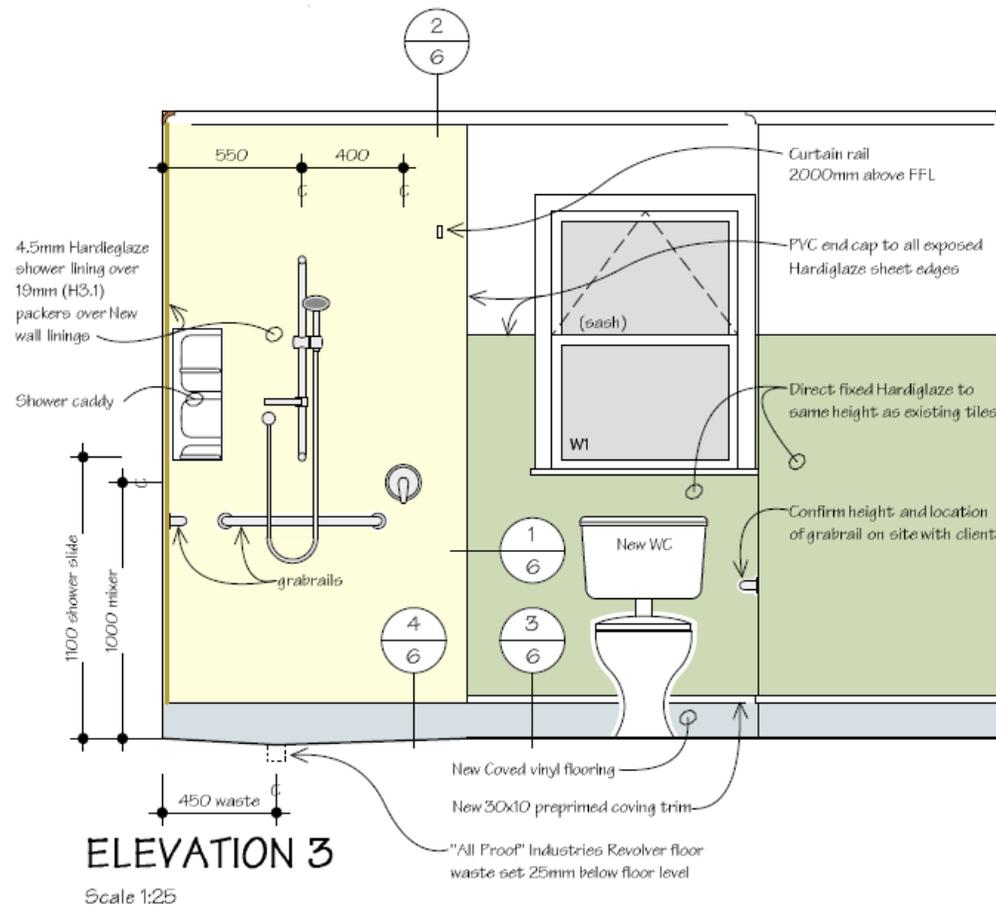
Different views or layouts on plans



This is a **Plan view**. These views are from well above the building without the roof on so the wall and room layouts can be viewed.

They can be of the whole building or can be of just the areas where the modifications are being done.

This is also an example of a **Site Plan** which shows boundary lines and fences so the viewer can get an impression of how close things are going to be to neighboring properties and the road or footpath.



This is an **Elevation View** which shows a room or a whole house as if it were sliced down the middle. This is to give the viewer an impression of how the room will look per wall. The elevations will generally have a reference to them on one of the plan sheets. You will see from above that Elevation 4 is taken from the centre of the room with the window on your left shoulder. This is why the toilet is shown on Elevation 4 but the shower fittings are not.

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	MODEL
	Existing wall mounted light	Re-use/1
	Switch	PDL 600 series - white
	Existing ceiling mounted light	Existing
	New ceiling mounted light	Bytten holder, chinamen hat, 100 watt bulb to match existing
	Switched power point	Existing
	New switched double power point	PDL 600 series - white

NOTE: Refer to Sheets S/A 4 for Washroom Electrical

BRACING

BRACE # / BRACE TYPE / BRACE LENGTH

BraceWall BraceWall for CS FOR DOORS

NOTE Ensure enough let in steel diagonal braces to hold frames square during construction

HOT WATER CYLINDER:

Fix tempering valve to existing cylinder, as per NZBC requirement at Enable NZ cost (Current cylinder is low pressure, plumber to confirm). Plumber to check water pressure & quote separately with Tender if additional work is required to give adequate pressure.

NEW FLOORING:

*Selected colour Tarkett Safe T (all joints welded).

WASTES:

SHWR

New 40ø floor waste to connect into Existing bath waste ensure 1:40 min fall to gully trap

BASIN

New 40ø basin waste to connect into existing vanity waste ensure 1:40 min fall to gully trap

WC

New 100ø waste to connect into existing sewer drain ensure 1:60 min fall to drain

WASHROOM FIXTURES & FITTINGS

Grab rail	Shower: 2x 600mm long Superquip Sapphire, Embossed, Burnished finish OSO/504CF600 WC: 1x 600mm long Superquip Sapphire, Embossed, Burnished finish OSO/504CF600
Basin Mixer	Methven Futura FT2050CP
Shower Mixer	Methven Futura FT2010CP
Shower Slide	Methven Futura Kiri Slide Shower with backflow preventor
Floor Waste	Allproof, Revolver Easy Clean CP Vinyl, REVCPV
Curtain Rail	Macfrac - shower track with one support and 'Cloud 9' weighted waterproof curtain. Note curtain must be 5-10mm off floor when dry.
Basin	St. Michel Hela Forma ceramic top 950. No surround, coach screwed to wall, Chrome bottle trap 40mm ø waste within wall connected into gully trap.
Shower Caddy	Aqualine shower caddy corner, Code: BCGW
Wall Cabinet	St. Michel Avoka 285 tall tower white, wall hung
WC & Clitem	Dux Laine 6/3L dual flush cistern with Dux S trap shrouded pan with seat & lid

LEGEND

- Switch
- New NCV Portland circular LED Bulkhead with white opal acrylic diffuser. IP 54 rated, 16W LED, PLU code NP016/LED/WH/0/750
- New Manrose Pro-Series ELLP Extracta-lite Low Profile. Model ELLP150WS with remote switch, vent to outside through roof.

- 40x40 aluminium angle powdercoated, white. Glue fixed
- Indicates new 90x45 (H12) KDFR framing with studs at 400mm c/c and dwangs at 800mm c/c max to suit linings and fittings. New 10mm Std Gb lining, painted to match existing
- Indicates new 70x45 (H12) KDFR framing with studs at 400mm c/c and dwangs at 800mm c/c max to suit linings and fittings.
- Make good ceiling where walls removed with new 10mm Std Gb, painted
- New Goldair GBH 100 2400 watts wall mounted fan heater with remote switch (no pull cord)

Throughout the plan sheets will be **Legends** or **Schedules**. These list important details that the council need for compliance and contractors need to ensure the right materials are used. The information held in these Legends is fairly limitless which you will see from the few examples shown. Make sure when you are shown plans to review that you take care to read these to ensure the right items are listed for your modification.

Scale is the term given to the specific ratio relative to the actual size of the object drawn. A set of Working Drawings will have various scales throughout the set of plans.

Some examples:

- 1:1 is the actual size. For every 1 unit that an object is will show as 1 unit on the plan. Rarely used on plans.
- 1:5 means for every 5 unit an object is shown as 1 unit on the plan. This is used for close up details in the plans. So a 100 mm x 50 mm piece of timber will be drawn 20 mm x 10 mm on the page
- 1:25 can be used for room sizes on a plan. For a wall 1000 mm wide it is drawn as 40 mm on the page.
- 1:100 is the most common scale used. When a house is drawn 1:100 it will fit on a sheet of A3 when printed. For example a wall 10 meters long is drawn 100 mm on the page.

Explaining scale drawings is difficult. A scale ruler is marked with scale measurements so there's no working out needed. Just find the scale that is stated on the plan and the distances on the ruler will be scaled accordingly.

What you need to look for:

- Check and approve that the plans meet your independence needs
- Does it cover the moderations you have identified as necessary
- Were there changes during a site visit and, if so, have they been added
- If in doubt, discuss with the ACC Assessor

Here is a helpful link for more information on plans and the Building Consent process

- <http://www.building.govt.nz/UserFiles/File/Publications/Building/Building-Act/guide-to-applying-for-a-building-consent.pdf>

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