### **RAMP SPECIFICATIONS:**

**General**

Front/Rear access to be ramped as per diagrams and the following specifications.

* Total drop from (insert location) (high point- A) to (insert location) (low point -B) is (insert dimension) mm, as per builder visit.

**Top (label to be same as diagram label) landing:**

* Landing size to be (insert dimensions) x (insert dimensions) mm between the hand/kerb rails (remove between rails comment if not required e.g. building on top current landing).
* Handrails to extend (insert dimensions) mm horizontally beyond the top of the ramp, or are continuous with the handrail enclosing the landing.
* This landing is to be level with the floor inside the house at the front/rear entrance.
* OT to refer to door circulation spaces in AS1428.1.
* Door to be widened to (insert dimensions) mm CDO. OT to specify latch side and door swing.

**Construct Ramp Section 1**

* From Top landing to mid-point/base landing
* Length of ramped section to be (insert dimensions) mm (at intervals no greater than 9m).
* Clear opening of ramp between hand/kerb rails to be 1000 mm minimum.
* Maximum gradient to be 1:(insert dimensions), as per joint builder visit
* Ramp material to be (insert material), as per joint builder visit.
* Gradient to be constant between landings.

**Mid-point landing (delete if not required)**

* Construct mid-point landing (insert dimensions) x (insert dimensions) mm between the hand rails.
* Handrails to be continuous and enclose the mid-landing

**Construct ramp Section 2 (Delete if straight run only)**

* From Top landing to mid-point/base landing
* Length of ramped section to be (insert dimensions) mm (at intervals no greater than 9m).
* Clear opening of ramp between hand/kerb rails to be 1000 mm minimum.
* Maximum gradient to be 1:(insert dimensions), as per joint builder visit
* Ramp material to be (insert material), as per joint builder visit.
* Gradient to be constant between landings.
* Handrails to extend (insert dimensions) mm horizontally beyond the top and bottom of the ramp, or are continuous with the handrail enclosing the landing.

**Base (label to be same as diagram label) landing:**

* Landing size to be (insert dimensions) x (insert dimensions) mm between the hand/kerb rails (remove between rails if landing is required).
* Handrails to extend (insert dimensions) mm horizontally beyond the base of the ramp, or are continuous with the handrail enclosing the landing.
* Construct a concrete path from the bottom landing to the driveway / other. The concrete path is to be a minimum width of (insert dimensions) mm between the handrails.

**Handrails Specifications**

Stainless steel OR Galvanised steel OR Aluminium handrail to be installed bilaterally / on left / on right hand side as ascending at the front / rear / other (specify) access:

|  |  |  |  |
| --- | --- | --- | --- |
| **Height of top edge of handrail** | **Handrail attachment point at bottom** | **Handrail to extend horizontally past the ramp** | **Handrail attachment point at top** |
| mm above nose of ramp | concrete path / ground / pavers / weatherboard / wall of the house | mm | concrete path / ground / pavers / weatherboard / wall of the house |

* Handrails to be constructed and fixed so that there is no obstruction to the passage of the hand along the rail. A 50 mm clear space will exist between the external edge of the handrail and any obstruction. This clearance shall extend above the top of the handrail by not less than 600 mm.
* Cross section of the rails to be circular, and 30– 52 mm external diameter.
* The top 270° of the arc shall be unobstructed for the full length of the handrail.
* Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face.
* Handrail must be able to withstand force of user who weighs (insert weight) kgs. (Only if over 100kgs).
* if ramp greater than 1000mm from ground height to be 1000mm above ramp, with vertical balustrades. If a balustrade is required at a height greater than the handrail, both shall be provided.

Delete below sections if not required

* Other considerations for OT to include:
* A gate and steps are to be installed in location marked on diagram. This is to allow access to the laundry / clothesline /driveway / other. The gate is to be swung on the left/right side of the top landing and is to open inwardly onto the landing. Install steps as per diagram:
* Clear opening of steps between structures (eg: between handrails or between handrail and wall) to be 1000 mm.
* Rise of steps to be (insert dimensions) mm. OT to refer to AS1428.2. Steps with open risers shall not be provided.
* Tread depth to be (insert dimensions) mm. (Between 275 and 300 mm. OT to specify.)
* Bilateral handrails to be installed on the steps. Top edge of the handrails are to be 900 mm above the nose of step. The height of the handrail to be consistent between the landings and the steps section. The handrails are to be in accordance with the details about the handrails in this report. Where a handrail terminates at the bottom of the stairs, it must continue for at least the width of one tread width past the last riser.
* Left/right hand, inswing/outswing door to be replaced with Left/right hand, inswing/outswing door. (See guide at the end of this document).
* Installation of a threshold ramp on the inside of the front / rear door. This is to be mm wide, mm high and mm long, with a maximum gradient of 1:8.
* Installation of a removable aluminium channel across the track of the sliding door. This is to be (insert dimensions) mm long, mm wide and mm high.
* Removal of the garden bed.
* Relocation of tap and associated drainage to
* Ensure that there is a minimum clearance of 900mm between the ramp and the boundary of the property.
* Ensure that the clearance between the landing/ramp and awning of the house complies with the building code.
* The two front doors (screen and wooden) are to be removed. The doorway is to be widened to a width of (insert dimensions) mm and new door ((nsert dimensions) mm is to be installed. This door is to open inward, so that it opens on the left / right side and the hinged are on the right / left side. The handle on the door should be a lever / d-handle / other

**PLEASE NOTE**: The recommendations contained in this report are made after consultation with the client/homeowner and an investigation of the client’s circumstances and needs. Their purpose is to outline steps required to be taken for the benefit of the client, with regard to their disability and function. They do not purport to reflect other than limited knowledge on the part of the Occupational Therapist of structural considerations and building codes. **Any queries, concerns or alterations considered necessary for compliance with current building regulations must be discussed with the Occupational Therapist before the work proceeds.**  The Occupational Therapist accepts no responsibility for supervision of the work or the quality of the workmanship.