

Guide to Rail Prescription

1. Please make note and identify if the wall is stud, brick asbestos, plastic shower lining etc.
2. Rails to be installed a minimum inset of 100mm from corner or reveal of wall to centre point of rail to reduce the risk of blowout.
3. New fixings are available for rails to be fitted into stud-framed homes. If the wall is hardiplank or villa board and the surface is tiled these fixings allow rails to be fitted to the wall in the absence of studs. The fixings can also be used on plasterboard, if a 10mm backing board is installed, in the absence of tile and studs.
4. If the above occurs the team will attempt to find a suitable location into a stud fixing, contact should be made to OT if it outside of the allowed 100mm leniency. (please make a note on drawings if you need exact locations)
5. Consider access to door locks and handles when prescribing rails at doors.
6. There are to be no fixings into shower hobs as this can penetrate the waterproofing membrane within a shower and the quality of brick within a shower hob cannot be determined prior to installation. All fixing to be made on the wall where possible.
7. Handrail height is taken off the vertical point of the top and bottom step. If room permits at the top and bottom landing keep the same tread depth to post. This minimises a change in AFL.
8. Where possible keep the height of the handrail between 865mm and 1000mm – OT is able to override this when required however, AS should be followed in most circumstances.
9. Flange, core drill or spike and concrete will be decided during tech triage or tech assessment. – This is not a requirement of the OT to specify however, appropriate photos should be taken displaying the landings clearly to ensure a suitable option can be determined.
10. Take plenty of photos of the area and ensure you step back to get as much information in the picture as possible.
11. If possible lean towards 38.1mm Satin Stainless Steel as a standard for custom outside handrails. 32mm is an option that matches all of the off-the-shelf rails we provided however will cost more due to labour time (machine must be adjusted to make 32mm rails). Attempt to avoid powder coating and galvanised where possible due to increased labour time, and therefore increased cost.
12. Attempt to avoid fixing handrails to small ramps or timber boxes due to issues with structural integrity. A handrail requires a firm base of support to ensure it does not become loose with different types of pressure. This can't always be managed when fixing into a timber box or ramp. At times fixing into the timber can't be avoided and should be discussed with the technician to ensure safety. Attempt to fix into the ground where possible.
13. Ensure wall mounted U shaped rails to showers are the correct length in relation to the shower screen – too long on the screen door will not close, too short and the client will have to reach too far for the rail

Guide to Ramp Prescription

1. Ensure you follow Australian Standards for all ramp construction (i.e. 1:8 = < 35mm, 1:10 = 35-190mm, 1:14 = > 190mm).
2. Where room permits provide a flat section of 100 - 200mm on the lock side of the door for ramps.
3. Kerbing size is predetermined by the available timber, OT's are only required to specify if they would like kerbing and where it should be located.

4. If you suspect or confirm Asbestos in an area that you are requesting work to be conducted please specify this on your project summary so the proper precautions can be taken.
5. When drawing the ramp, draw a side and top profile. Avoid drawing 3D as this creates confusion (see examples)

Project Summary Template

This document is designed to provide a summary of your recommendations including the following:

- Location of room
- Supply and fit/install or construct and install
- Size of rail in mm
- Material for rail
- Supply and fit [equipment name] to [location]
- Orientation of rail
- Location rail is to be placed
- Measurement above floor level in mm
- Measurement of inset from a landmark in mm

For example

- Supply and install [size in mm] [stainless steel or white] [orientation of rail] grab rail to [location rail is to be placed], [measurement in mm] AFL, [measurement in mm] inset from [landmark]
- Construct and install custom [stainless steel, galvanised, powder-coated] handrail to [location of rail], [left or right] hand side ascending at [location of rail], [measurement in mm] AFL

Drawings & Diagrams

These are to be provided in conjunction with the Project Summary. Please include:

- Photo of location - both close-up and wide view to show both detail and context
- Drawing completed on the photo where applicable
- Drawing completed next picture if not required on the photo
- Project summary explanation with room location labelled next to the photo
- Rail template completed where applicable
- Bathroom Modifications form where applicable

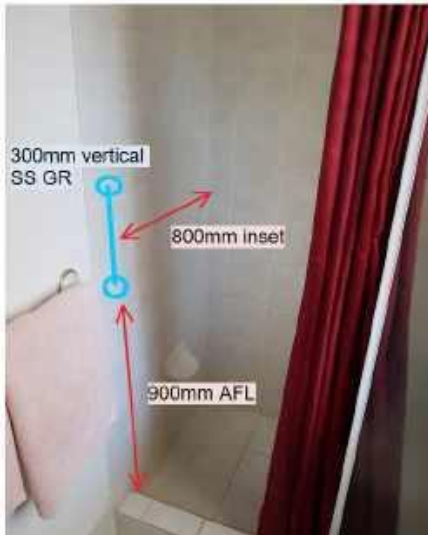
Examples *(Please note that images and text have been reduced in size for this document only. Please ensure all text & measurements are clear when sending through.)*

Bathroom



Main Bathroom:

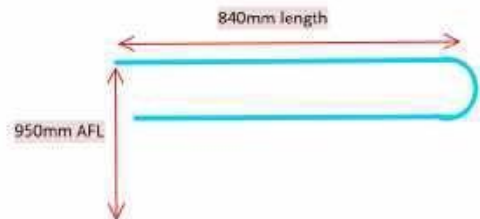
- Supply and install 450mm horizontal Stainless Steel Grab Rail on the rear shower wall upon entry: 950mm AFL, 300 inset from the rose wall.



- Ensuite:**
- Supply and install 300mm vertical stainless steel grab rail, left hand side upon entry to the shower, 900mm AFL, 800mm inset from rear wall of shower upon entry.



- Ensuite shower:**
- Construct and install custom 840mm stainless steel u-rail, parallel with glass shower screen, 950mm AFL, 50mm inset from glass screen.



- Downstairs ensuite bathroom:**
- Supply and install rail shower hosfab "breeze" to main shower wall, 410mm inset from rear shower wall upon entry.

Toilet



Main toilet:

- Supply and install 300mm horizontal stainless steel grab rail to left hand side toilet wall while seated, 750mm AFL, 700mm inset from rear toilet wall.



Laundry toilet:

- Supply and install 300mm vertical stainless steel grab rail to laundry toilet wall, left hand side while seated, 850mm AFL, 950mm inset from rear toilet wall.

Outside Accesses



Front access:

- Supply and install magnetic door catch at top of flyscreen door.



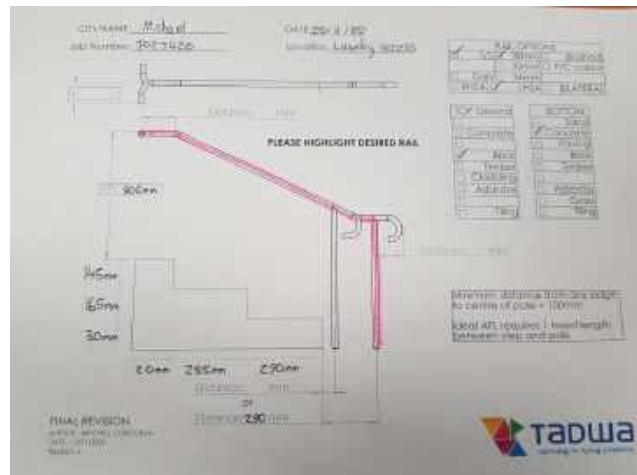
Front access:

- Construct and install custom magnetic door catch with bracket to top of fly screen.



Laundry access:

- Construct and install custom stainless steel wall to floor mounted hand rail, left hand side ascending, 900mm AFL.



Rail template should be completed alongside this drawing e.g.

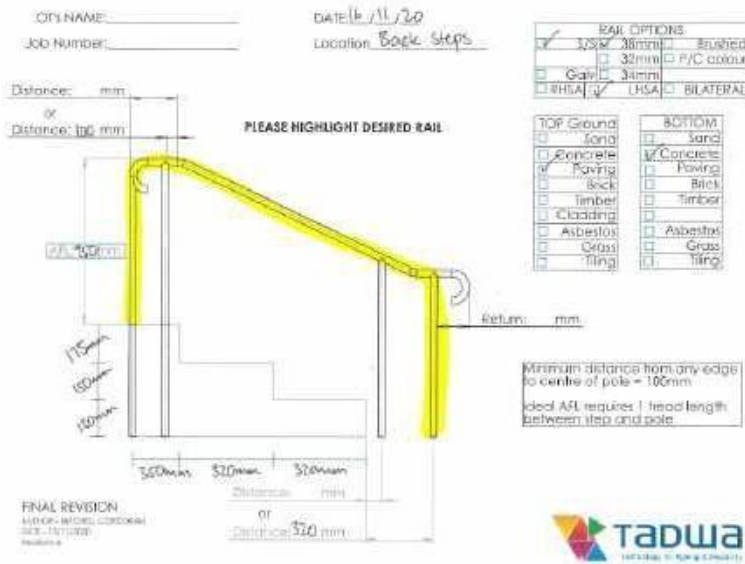
Handrails



Front steps:

- Construct and install custom stainless steel hand rail, left hand side ascending at front steps, 950mm AFL.

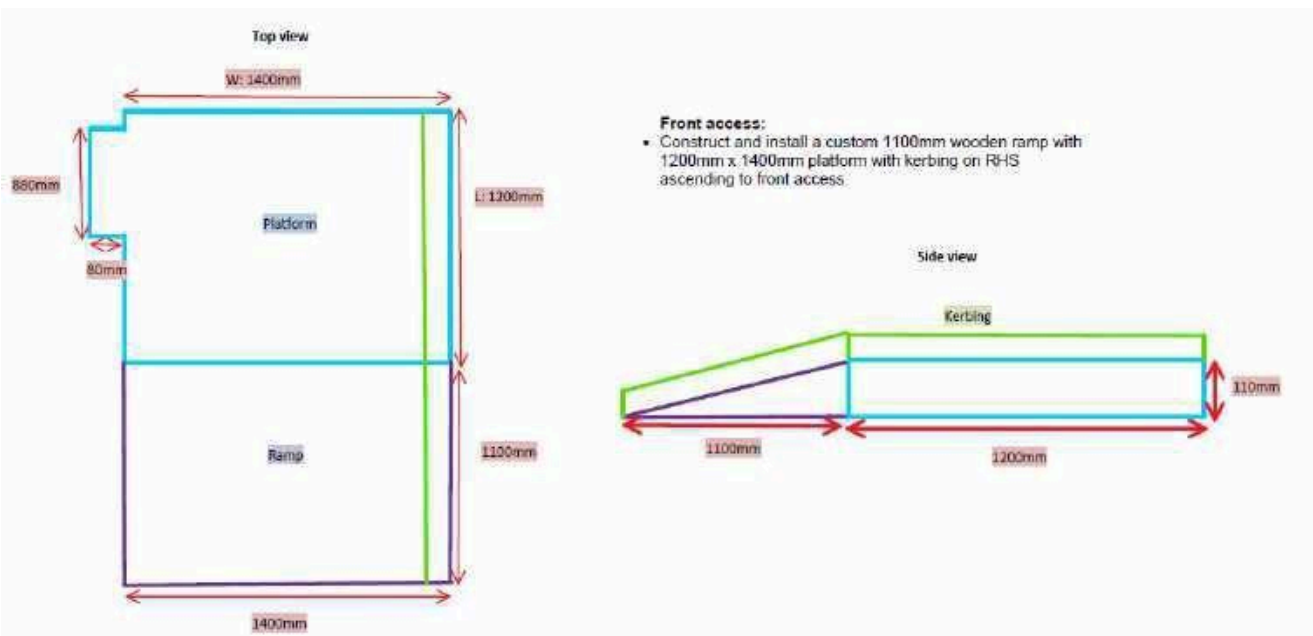
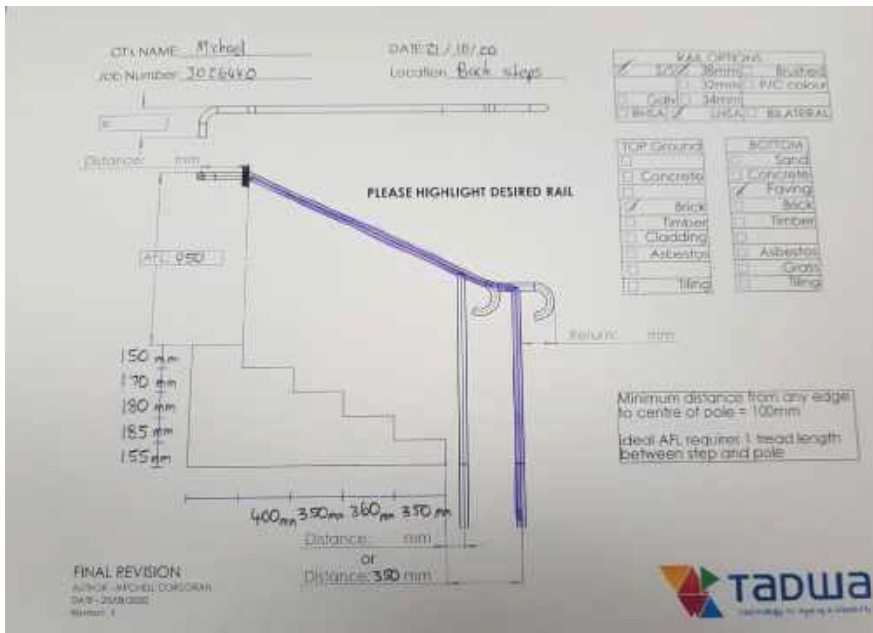
Rail template to be complete alongside this drawing



Back steps:

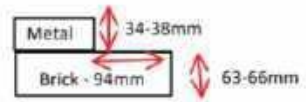
- Construct and install custom stainless steel wall to floor hand rail, left hand side ascending at rear steps, 950mm AFL. – See template for more information

Rail template to be completed alongside this drawing





External door profile



Proposed Ramp - side view

Top of ramp level with metal sliding door tracking.



Proposed Ramp - Top View



Step Boxes



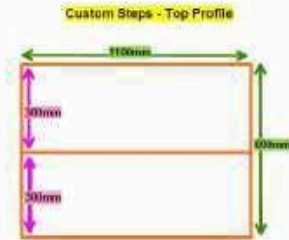
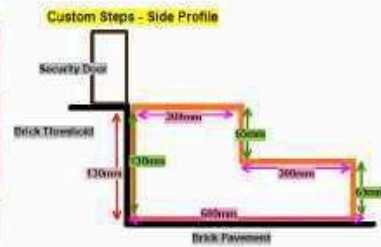
- Laundry access:**
- Construct and install custom step box at laundry access (H: 80mm x W: 900mm x D: 400mm)



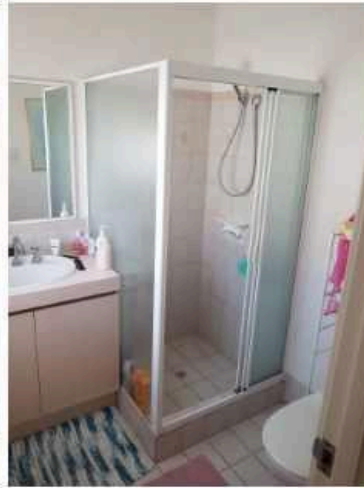
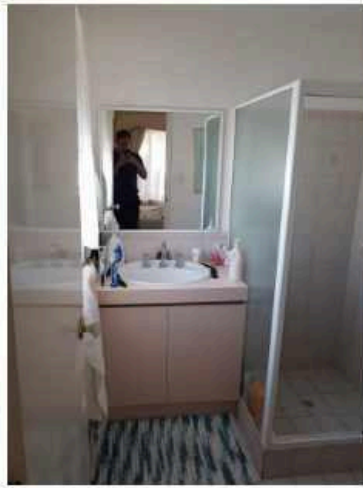
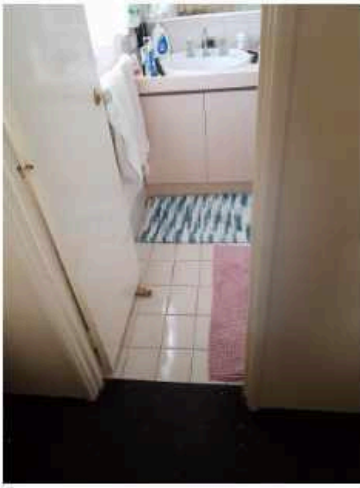
Custom Steps



- 1. Front entry step - external - Tech assess**
- Construct & fit
 - custom timber steps (x2) up to 130mm high brick threshold
 - Steps to measure approx: 65mm (H – each individual step) x: 1100mm (W) x 300mm (D)
 - Total steps height: 130mm



Major Bathroom



Ensuite:

Major Modifications:

- Remove shower enclosure
- Remove vanity and/or toilet (toilet if required)
- Remove all floor tiles as required
- Remove skirting tiles
- Modify plumbing and create a new level access shower recess in the same location as removed bath
- Shower recess footprint to be 1080mm x 915mm
- Modify plumbing elsewhere as required
- Screed & Waterproof as per AS3740-2010
- Supply and install 600mm wide vanity
- Supply and install basin mixer ARMADA
- Supply and install toilet if required
- Supply and install fully framed, fixed panel clear glass shower screen with L-shaped curtain rod
- Supply install custom weighted shower curtain, with plastic rings
- Re-tile floor using R-11 non-slip floor tiles
- Re-tile walls to 1830mm high in new shower recess using wall tiles
- Re-tile skirting tile using wall tile

