

## FOREWORD

This manual is designed for use by Sanctuary Housing contractors and employees. The manual provides guidance on the appropriate provision of the minor adaptations Sanctuary Housing have agreed can be provided following self assessment.

These are standard general principles and contractors are responsible for ensuring that the adaptations are provided securely and safely.

Contractors are also reminded that tenants are individuals and if there are any concerns regarding the standard provision of adaptations then Occupational Therapy advice should be sought.

## ACCESS

901/101 External Rails

901/102 Door Entry Phone  
Internal Threshold Ramp

901/103 Stair Rails

## TRANSFER RAILS

901/104 Toilet

901/105 Bath

901/106 Shower

## SENSORY IMPAIRMENT

901/107 Staircase Applications  
External Lighting  
Flashing Door Bells  
Smoke Alarm Alerts

## GENERAL HOUSEHOLD

901/108 Lever Taps  
WC Flush Handles  
Kitchen Cupboard Handles  
Door/Wall Protectors  
Face Plates

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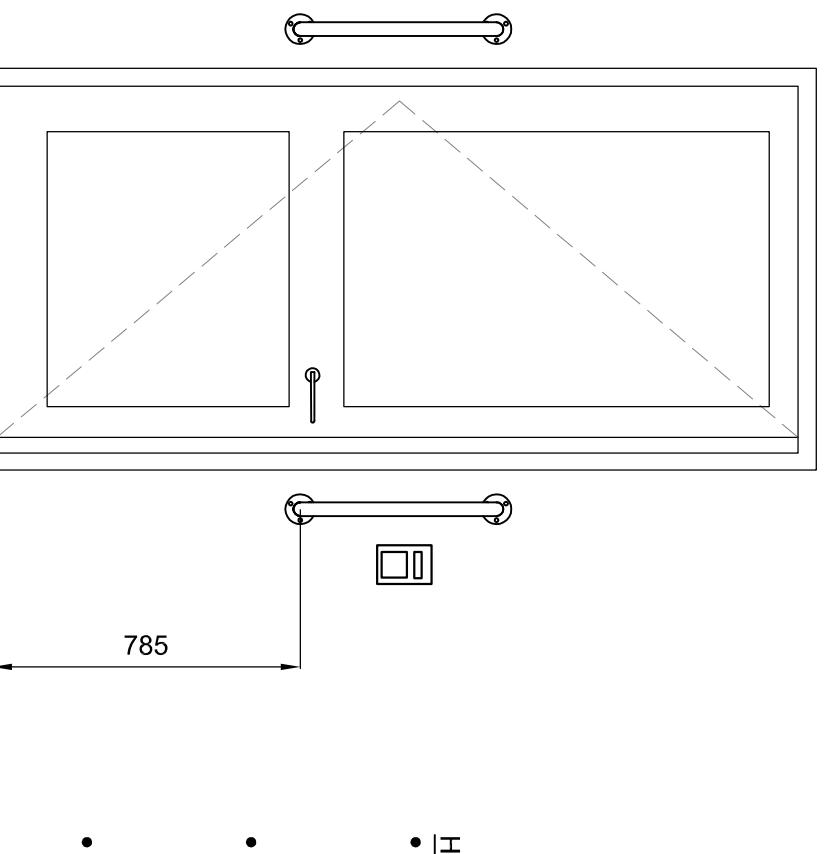
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TECHNICAL INSTALLATION  
SHEETS

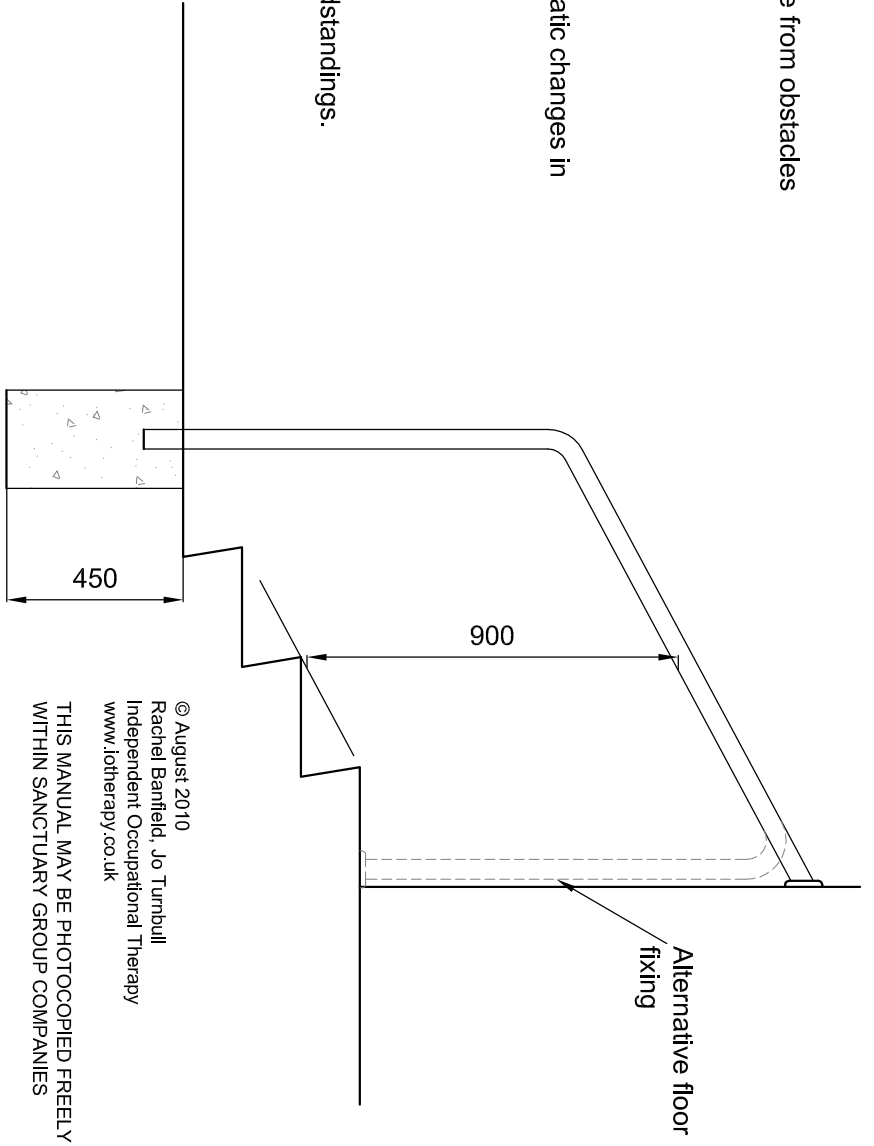
CONTENTS

Widen Main Access Pathway.

- Main access paths should be 1200mm wide and at least 900mm should be free from obstacles i.e pipework etc.
- If space allows form 1500x1500mm paved area by the front entrance door.
- Kerbs should be flush with the path surface.
- The gradient of the path should not exceed 1:20 and should be free from dramatic changes in gradient or level.
- Crossfalls should be kept to a minimum below 1:40.
- The path should be of similar colour/texture along its length.
- Materials should be utilised which have a good colour contrast to adjacent hardstandings.



STANDARD EXTERNAL DOOR



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STANDARD EXTERNAL HAND RAILS

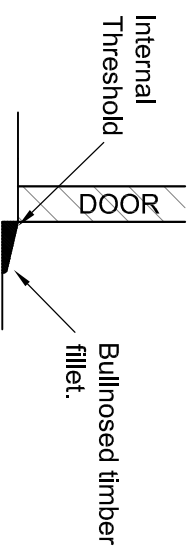
Handrails

- Consult the tenant on the exact position of the rails using the 'standard' position as a starting point, if the tenant requests the rails more than 200mm from the guide positions refer to OT for advice.
- The contractor is responsible for ensuring the rails are securely fixed using the correct fixings for the installation. However minimum M10 expansion bolts are to be used to secure the rail to the wall.
- For step hand rail fixings should be via M10 expansion bolts into solid masonry or external paving. If fixing into precast or formless paving the hand rails should be fixed via an extended leg cast into a concrete footing or seated into a proprietary socket which is cast into a concrete pad.

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TECHNICAL INSTALLATION SHEETS

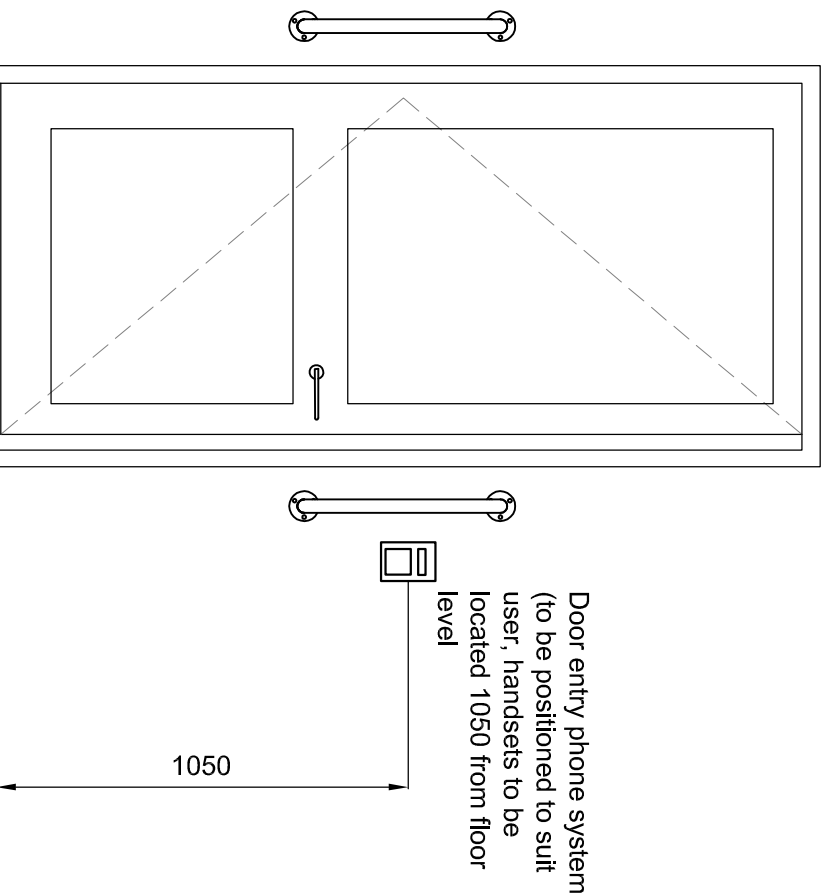
Drawing ACCESS EXTERNAL RAILS			
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901-101			



## STANDARD INTERNAL THRESHOLD

### Internal Threshold Ramp:

- Ensure the ramp is securely fitted.
- Advise the tenant where floor coverings will be affected.
- The ramp should be the full width of the opening of the door.
- Internal threshold ramps are to be formed from a fillet of hardwood. The leading edge is to be between 3mm and 5mm and to be bull nosed.
- The fillets are to be fixed into positioning using minimum of 3 countersunk screws which are to be plugged and filled where possible.
- The fillets are to be finished with a linseed oil finish rather than varnish or gloss paint to ensure a non slip finish.



Door entry phone system (to be positioned to suit user, handsets to be located 1050 from floor level

### Door Entry Phone

- Consult with the Tenant on the position of the internal handset for ease of access.
- For tenants with very limited mobility ensure the internal handset can be reached from their usual chair.
- Handsets to be positioned 1050mm from floor level internally and externally.

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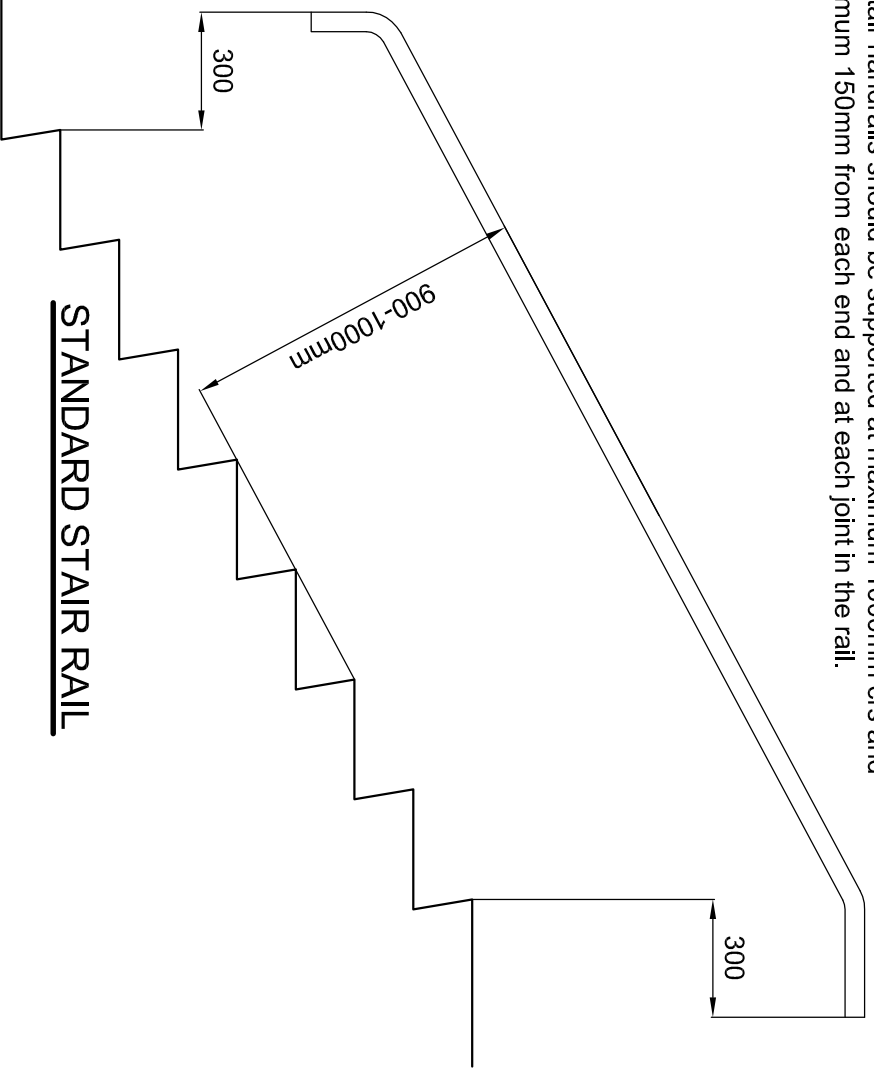
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	TECHNICAL INSTALLATION SHEETS		

Drawing ACCESS DOOR ENTRY PHONE AND INTERNAL THRESHOLD RAMP			
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Number			Revision
901-102			

## STANDARD EXTERNAL DOOR

**GENERAL:**

- Consult the tenant on the exact position of the rails using the 'standard' position as a starting point, if the tenant requests the rails more than 100mm from the guide positions refer to OT for advice.
- The contractor is responsible for ensuring the rails are securely fixed using the correct fixings for the installation. However the rails should be ideally fixed into solid masonry.
- Rails should be continued past the top and bottom steps by 300mm.
- Rails are to follow the pitch of the staircase at a height of between 900 and 1000 to suit the user.
- Any joints should be smoothed off to provide a continuous rail.
- All stair handrails should be supported at maximum 1000mm crs and minimum 150mm from each end and at each joint in the rail.



**STANDARD STAIR RAIL**

- If fixing to timber stud walls, a backing plate should be utilised. To be fixed at each vertical timber stud and be supported by minimum of 3 timber studs.
- If fixing to dry lined walls the plate should again be utilised and fixed at minimum 900crs.
- The hand rail should be fully rubbed down including the patruess to remove all sharp edges.
- The hand rail should be finished with 1 prime coat 1 undercoat and 2 top coats of a satin or vinyl silk paint.
- Should the tenant be visually impaired a contrasting colour to the walls should be utilised.
- When fitting a rail to the inside of a curved staircase add a newel rail for continuity.
- Use an oval rail 50mm wide and 30mm deep or round rail of 32 - 45mm diameter.
- Terminate the rail to the wall or floor.
- Ensure 60-75mm clearance from wall to rail.
- For children, top of the rail is to be 600mm from the pitch line of the stairs.

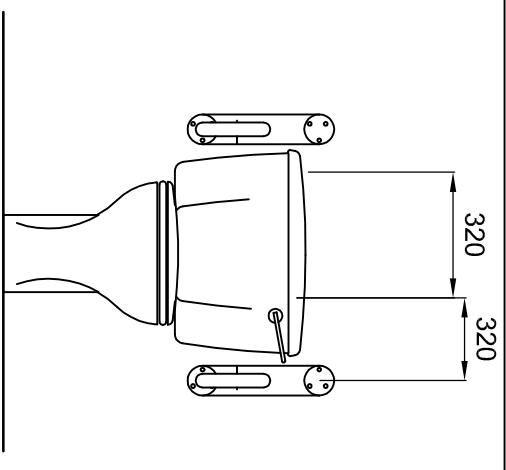
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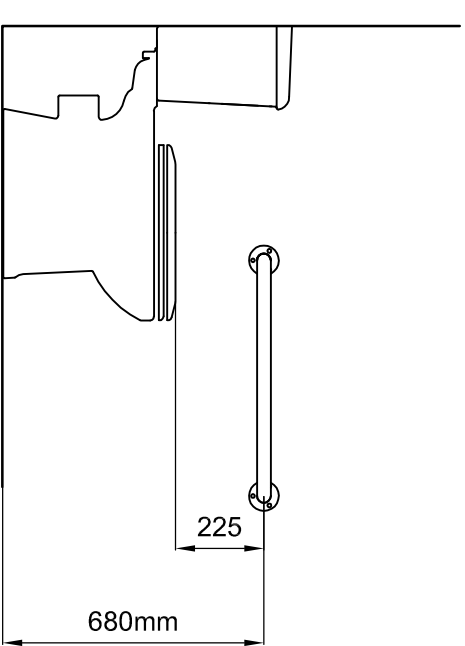
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Job: TECHNICAL INSTALLATION SHEETS

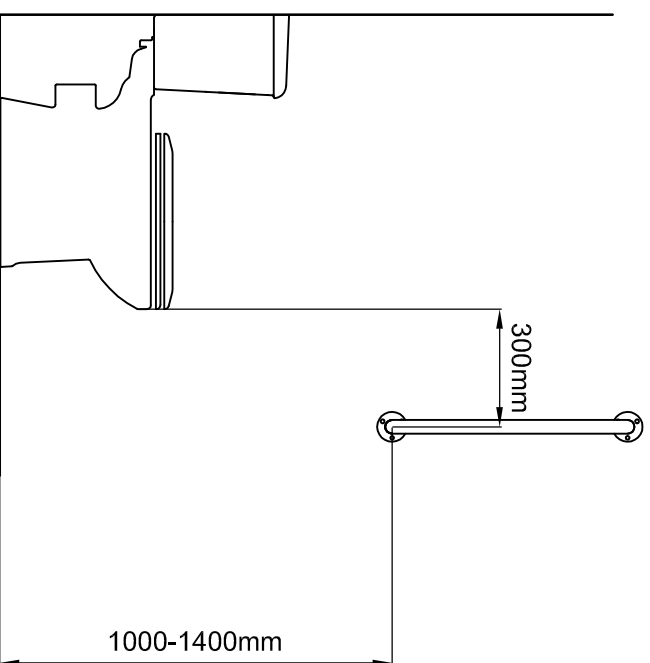
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**STANDARD DROP DOWN GRABRAILS**



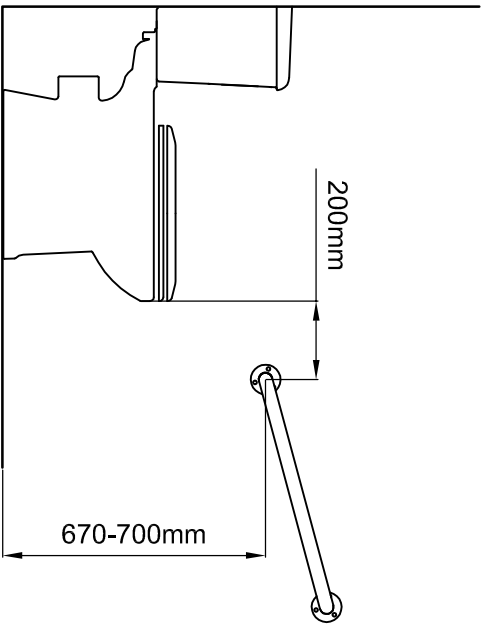
**STANDARD HORIZONTAL GRABRAIL**



**STANDARD VERTICAL GRABRAIL**

**GENERAL:**

- Consult the tenant on the exact position of the rails using the 'standard' position as a starting point, if the tenant requests the rails more than 200mm from the guide positions refer to OT for advice.
- The contractor is responsible for ensuring the rails are securely fixed using the correct fixings for the installation. However the grabrails to be ideally fixed into solid masonry with 3No. minimum plugs and screws at each fixing point. If the walls are timber stud then the rails should be secured to a patruuss plate secured to minimum 2No. vertical studs.
- Rails should be moulded/extruded plastic or acrylic.
- Use a fluted/ribbed rail where possible but prior to fitting ensure the tenant can hold it comfortably. If a fluted rail causes discomfort then a smooth rail is to be used.



**STANDARD ANGLED GRABRAIL**

Drawing  
TRANSFER RAILS  
TOILET

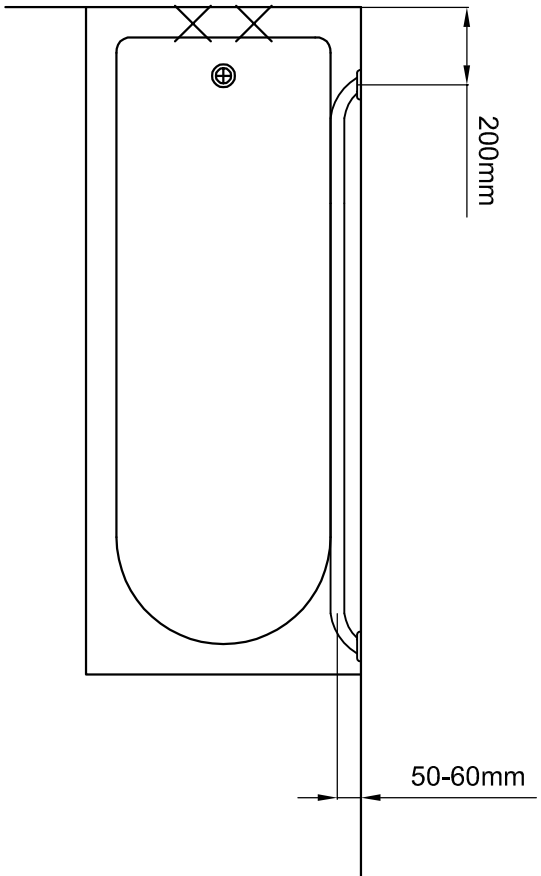
TECHNICAL INSTALLATION  
SHEETS

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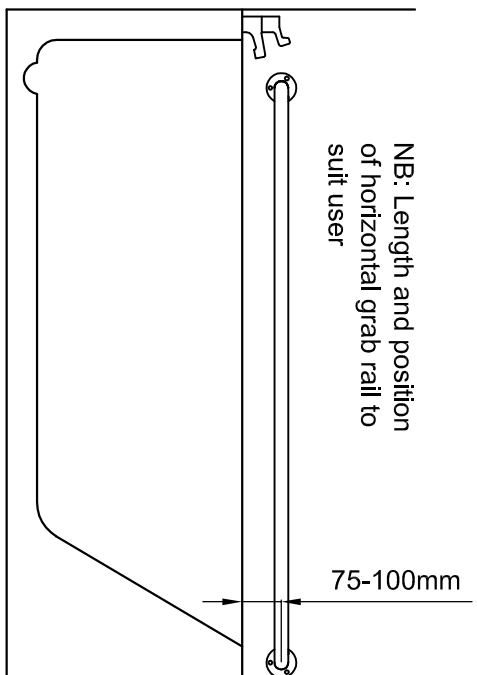
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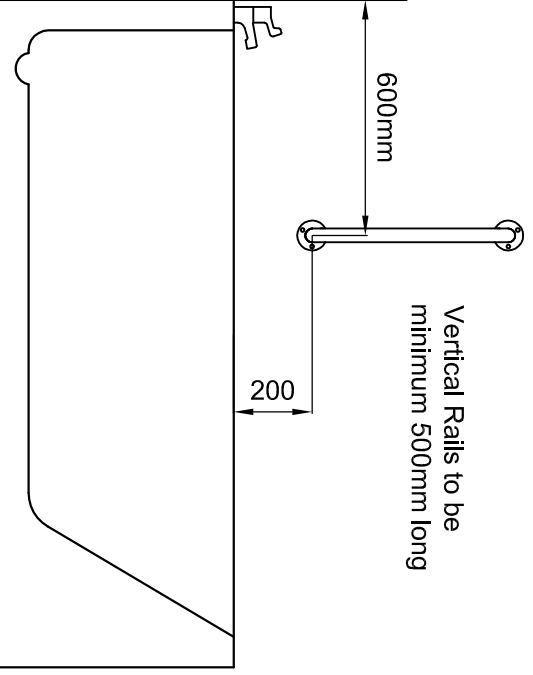
**STANDARD HORIZONTAL GRABRAIL**  
**(plan)**



**STANDARD HORIZONTAL GRABRAIL**

**GENERAL:**

- Consult the tenant on the exact position of the rails using the 'standard' position as a starting point, if the tenant requests the rails more than 200mm from the guide positions refer to OT for advice.
- The contractor is responsible for ensuring the rails are securely fixed using the correct fixings for the installation. However the grabrails to be ideally fixed into solid masonry with 3No. minimum plugs and screws at each fixing point. If the walls are timber stud then the rails should be secured to a patruuss plate secured to minimum 2No. vertical studs.
- Rails should be moulded/extruded plastic or acrylic.
- Use a fluted/ribbed rail where possible but prior to fitting ensure the tenant can hold it comfortably. If a fluted rail causes discomfort then a smooth rail is to be used.



**STANDARD VERTICAL GRABRAIL**

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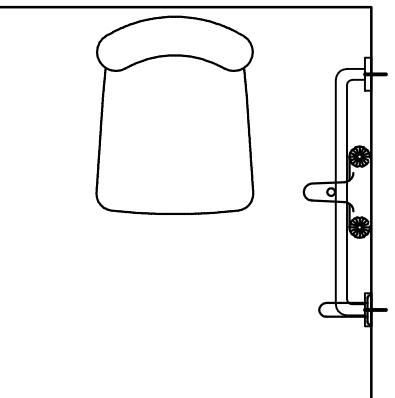
TECHNICAL INSTALLATION SHEETS

Drawing TRANSFER RAILS BATH

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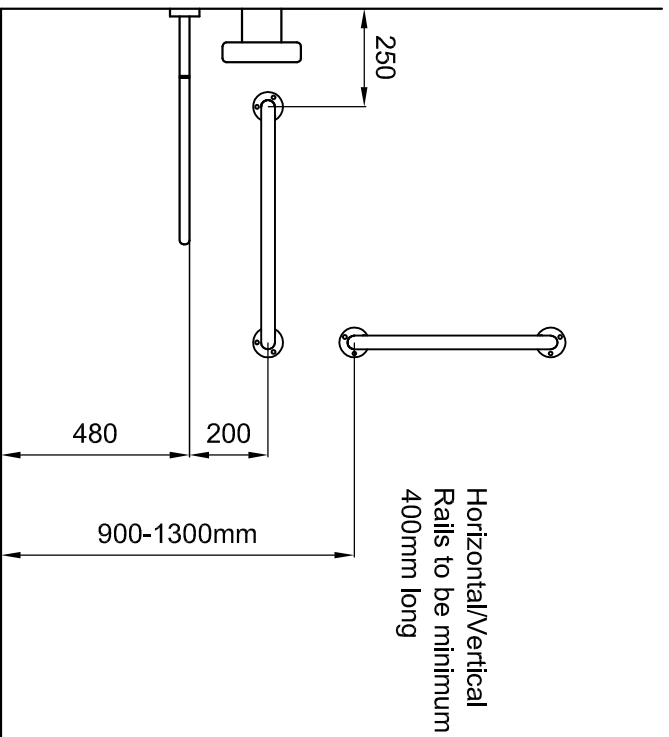
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NB: Shower location dependent on position of seat and to suit user.

### STANDARD GRABRAILS (plan)



#### GENERAL:

- Consult the tenant on the exact position of the rails using the 'standard' position as a starting point, if the tenant requests the rails more than 200mm from the guide positions refer to OT for advice.
- The contractor is responsible for ensuring the rails are securely fixed using the correct fixings for the installation. However the grabrails to be ideally fixed into solid masonry with 3No. minimum plugs and screws at each fixing point. If the walls are timber stud then the rails should be secured to a patruuss plate secured to minimum 2No. vertical studs.
- Rails should be moulded/extruded plastic or acrylic.
- Use a fluted/ribbed rail where possible but prior to fitting ensure the tenant can hold it comfortably. If a fluted rail causes discomfort then a smooth rail is to be used.

### STANDARD SHOWER GRABRAILS

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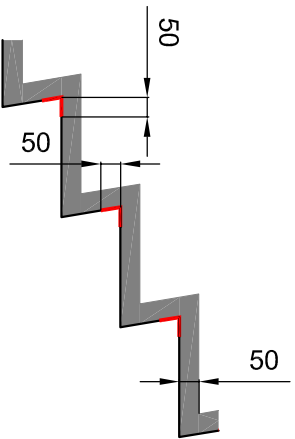
Drawing  
 TRANSFER RAILS  
 SHOWER

TECHNICAL INSTALLATION  
 SHEETS

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**STAIRCASE APPLICATIONS:**

- Provide a contrasting colour at stair edges (50mm width), string line and landing skirting boards.
- Avoid a gloss finish.
- When treating external steps consider using appropriate slip resistant products.
- Ensure all areas where paint is being applied are clean and free from debris prior to painting.
- For further details contact RNIB

**GENERAL**

External Lighting

- Install light with PI detector for automatic activation.
- Use Opal lamps rather than clear.
- Install low energy or fluorescent lamp holders to reduce fuel costs.
- Ensure lamp is of correct size to provide the lighting level required to enter the building.
- Any new lighting should only be installed by competent electricians registered with the NICEIC.
- All installations should be in accordance with the manufacturers instructions and comply with BS5671.
- Contractor to provide valid electrical installation certificate for all works undertaken.

Flashing Door Bells

- Consult with the tenant on the position of the light.
- For Details of suppliers contact RNID.

Smoke Alarms

- Ensure the alarm meets all relevant British Standards and site alarms according to fire safety guidance.
- For Details of suppliers contact RNID

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Drawing: **SENSORY IMPAIRMENT**

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#### Lever Taps

- Provide lever taps at kitchen, bathroom handbasin and bath as necessary.

- Use taps with a lever of 75-85mm in length.

#### WC Flush Handles

- Where technically possible replace the existing w.c handle with a lever flush handle such as the style available from Phlexicare.

#### Kitchen Cupboard Handles

- Provide 'D' pull handles to all kitchen cupboard doors.

#### Door/Wall Protectors

- Kick plates should be minimum of 300mm in height 15mm above the bottom of door, and to be the full width of the door.

- Wall protectors to be PVC 'L' Sections which are generally self adhesive. Should there be a risk of falling against corners then consider using a foamed polyurethane corner protector.

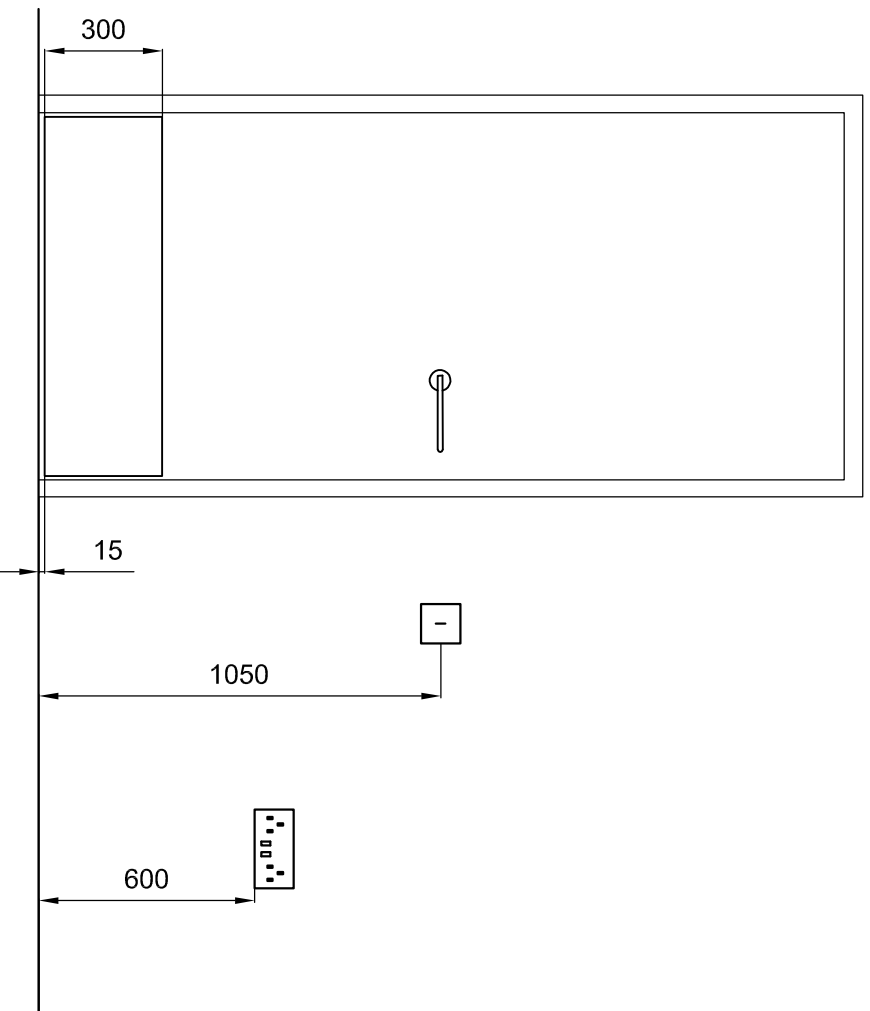
#### Electric Face Plates

- Light switches to be 1050mm from floor level.
- Sockets to be 600mm from floor.
- If replacing a light switch consider utilising a full rocker style switch.

- Any electrical works should only be installed by competent electricians registered with the NICEIC.

- All installations should be in accordance with the manufacturers instructions and comply with BS5671.

- Contractor to provide valid electrical installation certificate for all works undertaken.



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TECHNICAL INSTALLATION SHEETS

Drawing  
GENERAL HOUSEHOLD

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