

Note

LIFEMARK ASSESSMENT FOR: The Main Dwelling at 119a First View Ave_Beachlands

Thank you for sending through the recent updates. With these we have updated the assessment form and have the following comments

Mandatory Standards

Standard 3.2 – Provisional points have been awarded for this. For these to be confirmed please provide photos of the finished threshold.

Standard 3.7 - Provisional points have been awarded. However, if a matt is installed it must be securely 'fixed' in place and extend at least 1200mm into the hallway/entrance. For these points to be confirmed please provide photos of the finished product.

Non-Mandatory Standards

Standard 11.1b – Provisional points have been awarded. To have these confirmed please provide photos of the installed products.

Section 14 – We will happily update the Kitchen section once they are available (as you proposed).

Standard 3.3b – Provisional points have been award. To have these confirmed please provide photos of all the external doors including the upstairs balcony.

Standard 12.2 – Provisional points have been awarded. To have these confirmed please provide a photo of the installed switches in at least one bedroom.

Standards 14.5 - Provisional points have been awarded. To have these confirmed please provide photos of the installed task lighting.

Standard 14.6 & 14.7 - Provisional points have been awarded. To have these confirmed please provide photos of the installed drawers and handles.

14.11 & 14.12 - Provisional points have been awarded. To have these confirmed please provide photos of the installed cook top.

Standard 15.1b – For maximum points to be awarded the toilet needs to have a clear 800mm x 800mm space in front of it, AND a clear 800mm x 800mm space directly beside it. If the downstairs toilet/bathroom can be reconfigured to achieve this we will happily award maximum points for this.

Again, thank you for sending this plan through for Lifemark Certification. We hope the process of achieving a provisional rating hasn't caused too many delays to you and your design team. When possible, we look forward to finalising this Certification once the home is completed and the Photos and Producer Statement has been provided.

253 Points Awarded - 4 star rating

Section 14.2 is mandatory to achieve 5 stars, rating capped at 4 stars

Section	Standard	Points Awarded	Comment
1. Car Parking		16 points awarded	16 points available
1.1a	At least one car parking space, or approved "drop off zone" is able to be adapted to a minimum width of 3500mm and length of 4800mm;	6	A wide parking space enables car doors to be fully opened. This provides additional space for people with limited mobility to receive assistance if required and/or allows for mobility aids such as wheelchairs or walking frames to be positioned close to the vehicle. In addition to the width and extra length of the parking space enables the occupants to easily maneuver around the vehicle.
1.1b	At least one car parking space actually has a minimum width of 3500mm and length of 4800mm. (Town houses/apartments may share parking space with a combined width of 5900mm) or operate with an approved "drop off zone".		A wide parking space enables car doors to be fully opened. This provides additional space for people with limited mobility to receive assistance if required and/or allows for mobility aids such as wheelchairs or walking frames to be positioned close to the vehicle. In addition to the width and extra length of the parking space enables the occupants to easily maneuver around the vehicle.
1.1c	At least one car parking space (for each dwelling) actually has a minimum width of 3500mm and length of 5400mm.		An extra long parking space provides maneuverability around the vehicle even when a station wagon or van is being used. This is especially helpful as many people with mobility aids such as wheelchairs or mobility scooters rely on such vehicles.
1.2a	At least one car parking space, or approved drop off zone, is able to be adapted to have a level, firm, slip resistant flat surface with a slope not exceeding 1:40;	6	A level, or near level, slip resistant parking space provides a safer platform enabling people of all abilities to enter or exit their vehicle as easily and safely as possible.
1.2b	At least one car parking space, or approved drop off zone, actually has a level, firm, slip resistant flat surface with a slope not exceeding 1:40.		A level, or near level, slip resistant parking space provides a safer platform enabling people of all abilities to enter or exit their vehicle as easily and safely as possible.
1.3	At least one car parking space, or approved drop off zone, provides shelter from the weather (recommended height of at least 2500mm above ground level).	2	People with limited mobility can take longer to enter or exit their vehicle. Having a sheltered car park removes the need to rush this process in adverse conditions which reduces the risk of falls and injuries.
1.4	All garage doors have electric garage door opening mechanisms installed.	2	Garage doors can often be heavy and difficult to lift. Having automated garage doors enables people with bad backs and or limited mobility to easily and safely enter the garage without having to exit their vehicle.

Section	Standard	Points Awarded	Comment
2. Pathways		19 points awarded	19 points available
2.1a	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is able to be installed with a minimum clear width of 1200mm;	6	Wider pathways help prevent trips and falls by providing enough space for an elderly or mobility impaired person to have unimpeded assistance while approaching the home.
2.1b	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is installed with a minimum clear width of 1200mm.		Wider pathways help prevent trips and falls by providing enough space for an elderly or mobility impaired person to have unimpeded assistance while approaching the home.
2.2a	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is able to be installed with a level, step free, firm, slip resistant surface with a maximum slope of 1:16 and a crossfall of not more than 1:50. Note any gradient over 1:20 is required to have an approved handrail and 1200mm x 1200mm level rest areas every 8 metres;	10	Pathways with slip resistant surfaces and gentle gradients help prevent slips and falls which are the leading cause of injuries around the home.
2.2b	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is installed with a level, step free, firm, slip resistant surface with a maximum slope of 1:16 and a crossfall of not more than 1:50. Note any gradient over 1:20 is required to have an approved handrail and 1200mm x 1200mm level rest areas every 8 metres.		Pathways with slip resistant surfaces and gentle gradients help prevent slips and falls which are the leading cause of injuries around the home.
2.3a	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is installed with a light switch at the dwelling entrance for pathway lighting;	3	Well lit pathways are safer and help prevent trips and falls. Sensor lights are preferred as they automatically switch on and off when needed.
2.3b	A pathway from EITHER the front boundary of the property OR a car parking space to a dwelling entrance is installed with sensor lighting for the pathway.		Well lit pathways are safer and help prevent trips and falls. Sensor lights are preferred as they automatically switch on and off when needed.
3. The Entrance		32 points awarded	37 points available
3.1	The dwelling entrance shall provide at least one entrance door leaf with a minimum clear opening width of 810mm (door leaf 860mm).	6	Having a wider entranceway provides a safer, convenient passage into the home for anyone. Including those with a mobility aids such as a walking stick, crutches or a wheelchair. It also provides easy access for homeowners with prams, groceries or any other bulky object.

Section	Standard	Points Awarded	Comment
3.2a	The dwelling entrance shall provide an entrance door with a maximum threshold of 20mm;	6	An entranceway with a 20mm or flush threshold provides a safe and easy passageway into the home. Any step or transition greater than 20mm can create a tripping hazard and potentially prevent people with mobility aids from entering the home.
3.2b	The dwelling entrance shall provide an entrance door with a flush threshold.		An entranceway with a 20mm or flush threshold provides a safe and easy passageway into the home. Any step or transition greater than 20mm can create a tripping hazard and potentially prevent people with mobility aids from entering the home.
3.3a	The dwelling shall have at least one alternative exterior door/exit way with a maximum threshold of 20mm.	8	In the event of an emergency it is important to provide a secondary exit from the home. This exit (egress route) should be accessible to people of all abilities who may be living/visiting the home.
3.3b	All decks, balconies and other ground level exterior doors shall have a maximum threshold of 20mm.		To provide a safe, accessible home for a person of any age or ability all exterior doorways should be easy to pass through.
3.4	The main dwelling entrance shall include an external landing area measuring 1200mm x 1200mm.	1	A clear space outside the entrance doors provides an area which allows guests or the home owner space to easily rest or find their keys before being able to enter the dwelling.
3.5	The dwelling entrance shall include an external landing area that is level with a 1:40 fall or shallower.	2	A level or near level approach to a front entrance provides a safe surface for people of all abilities to stabilise themselves while they either knock and wait at the door, or find their keys to unlock the door.
3.6	The dwelling entrance shall include an external landing area that provides shelter from the weather (recommended roof overhang of at least 900mm).	2	A sheltered entranceway helps reduce slips and falls while people transition between the interior and exterior. It also provides cover from the weather while house keys are located.
3.7	The dwelling entrance shall include internal and external landing areas that are slip resistant with a coefficient rating of at least 0.4. Refer to NZBC D1 Table 2 for additional information.	2	Slip resistant surfaces greatly reduce the risk of slips, trips and falls. This is especially important around the entranceway where there is the possibility of tracking water into the house.

Section	Standard	Points Awarded	Comment
3.8a	The dwelling entrance shall include an external landing area with switch operated lighting;	3	Lighting at an entranceway is particularly important. Not only is it a safety feature to see who may be at your front door, it also reduces the risk of trips and falls while the eyes adjust to the change in light as you move between the interior and exterior of your home. Sensor lights ensure this light is available at all times.
3.8b	The dwelling entrance shall include a landing area with sensor lighting.		Lighting at an entranceway is particularly important. Not only is it a safety feature to see who may be at your front door, it also reduces the risk of trips and falls while the eyes adjust to the change in light as you move between the interior and exterior of your home. Sensor lights ensure this light is available at all times.
3.9a	The entry door locking mechanism has an automatic keypad with buttons at least 7mm wide.	2	People with limited or restricted hand function can struggle to use traditional keys. Installing a locking system with a key pad eliminates the need for fiddly keys.
3.9b	The entry door locking mechanism has an automatic system which is electronically activated		Installing an automated 'smart lock' eliminates the need for keys and/or key pads, A Bluetooth or Wi-Fi signal can automatically unlock an entrance door as you approach. This is ideal for anyone with limited of no fine hand function.
4. Internal Doors		23 points awarded	28 points available
4.1	ALL doorways to ALL rooms on the entry living level shall provide a minimum clear opening width of 810mm (door leaf 860mm recommended).	15	Having wider doorways provides a safe convenient passage throughout the home, including those with a mobility aid such as a walking stick or wheelchair. It also makes carrying shopping bags, laundry baskets and furniture throughout the home a breeze.
4.2	ALL doorways to ALL rooms on the entry living level shall provide a level transition and threshold. This accepts a difference in floor materials of up to 20mm either side of the doorway, provided the lip is bevelled.	8	When passing through the home people very rarely focus on the floor they're walking on. Therefore any step or transition greater than 20mm can create a tripping hazard and potentially prevent people with mobility aids from easily moving through the home.

Section	Standard	Points Awarded	Comment
4.3	ALL hinged doorways to ALL rooms on the entry living level shall provide a 300mm nib wall on the door handle edge of the door, on the pull side.	0	A nib wall on the latch side of the door enables people requiring mobility aids to get close enough to the door handle and provides space to pull the door into. Without this some users may not be able to get close enough to reach the handle, and if they do, they will possibly damage the adjacent wall.
5. Corridors		15 points awarded	20 points available
5.1a	ALL internal corridors or passageways shall provide a minimum (finished) clear width of 1050mm.	12	Providing wider corridors and passageways ensures a safe convenient passage throughout the home. This includes those with a mobility aids such as a walking stick, crutches or a wheelchair. It also makes carrying shopping bags, laundry baskets and furniture throughout the home a breeze. While a width of at least 1200mm is preferred, 1050mm also provides an adequate clearance.
5.1b	ALL internal corridors or passageways shall provide a minimum (finished) clear width of 1200mm.		Providing wider corridors and passageways ensures a safe convenient passage throughout the home. This includes those with a mobility aids such as a walking stick, crutches or a wheelchair. It also makes carrying shopping bags, laundry baskets and furniture throughout the home a breeze. While a width of at least 1200mm is preferred, 1050mm also provides an adequate clearance.
5.2a	ALL internal corridors or passageways shall provide light switches at both ends of any corridors;	3	Installing light switches at both ends of the hallway (or large rooms which double as passageways) removes the need for someone to turn off a light before moving through a room. In doing so this greatly reduces the risk of slipping or tripping in the dark. Preferably these lights could be on a sensor system which ensures they're always on when required.
5.2b	ALL internal corridors or passageways shall provide sensors to automatically turn lights on at night.		Installing light switches at both ends of the hallway (or large rooms which double as passageways) removes the need for someone to turn off a light before moving through a room. In doing so this greatly reduces the risk of slipping or tripping in the dark. Preferably these lights could be on a sensor system which ensures they're always on when required.

Section	Standard	Points Awarded	Comment
6. Light Switches		12 points awarded	12 points available
6.1	Light switches and other service controls (e.g. security systems, intercommunication systems, air-conditioning controls) shall be horizontally aligned with door handles at 900-1200mm (to the centreline) above finished floor level (1000mm preferred).	8	Installing electrical fittings at an appropriate height aligned with door hardware ensures they are reachable by a majority of the population no matter what height they may be, or mobility impairment they may have.
6.2	Light switches and other switches (e.g.. security systems, intercommunication systems, air-conditioning controls) shall be toggle, rocker, touch pad, or push button in design (preferred width of any push pad or toggle is at least 25mm).	2	People with restricted hand function may have difficulty operating small and fiddly mechanisms. By installing fittings which may be used with a closed fist ensures everyone can operate them no matter what level of hand function they have, or what they may be carrying in their hands.
6.3	Light switches, powerpoints and other service controls (e.g. security systems, intercommunication systems, air-conditioning controls) shall be colour contrasting to the wall	2	People with visual impairments can have difficulty locating electrical switches if they are the same colour as the wall they are fitted to. By providing colour contrasting faceplates this can be avoided.
7. Powerpoints		10 points awarded	10 points available
7.1a	Powerpoints, TV, phone and computer outlets are installed at a consistent height not lower than 300mm (to the centreline) above the finished floor level;	8	It can be difficult for people with limited mobility to reach down and plug in an electrical device. By ensuring sockets are raised at least 300mm above the floor, a majority of the population should be able to reach them. Preferably the sockets should be at least 500mm above the floor. This would enable people of all abilities to easily access them.
7.1b	Powerpoints, TV, phone and computer outlets are installed at a consistent height between 500-1200mm (to the centreline) above the finished floor level.		It can be difficult for people with limited mobility to reach down and plug in an electrical device. By ensuring sockets are raised at least 300mm above the floor, a majority of the population should be able to reach them. Preferably the sockets should be at least 500mm above the floor. This would enable people of all abilities to easily access them.
7.2	Powerpoints, TV, phone and computer outlets are installed at least 500mm from an internal corner.	2	People with a limited mobility and/or those with mobility aids can have difficulty reaching into tight corners. By installing electrical fittings 500mm from internal corners people of all abilities will be able to access them.

Section	Standard	Points Awarded	Comment
8. Windows		16 points awarded	16 points available
8.1	Window controls shall be lever handles and be able to be operated with one hand.	5	People with restricted hand function can have difficulty turning small round knobs. By installing lever action fixtures, people of all abilities can open windows with ease.
8.2	ALL window controls ON ALL LEVELS shall be no higher than 1200mm above the floor.	5	By ensuring a majority of the window controls and sills are no higher than 1200mm, people of all abilities will be able to easily open or close the windows when they wish. In addition to this, the occupants will be able to enjoy any views from a seated position.
8.3	Fit security stays on windows to prevent them from obstructing paths or walkways outside.	2	It is easy for people of all abilities (particularly children and those with visual impairments) to injure themselves by walking into windows that are opened into pathways. This is easily avoided by installing security stays to these windows.
8.4	Fit security stays on windows that are lower than 900mm where it is possible to fall one metre or more.	2	Security stays enable home owners to safely leave their windows open at all times. They also prevent people/children from accidentally falling through the opening.
8.5	Where full height glazing may be mistaken for a doorway or an unimpeded path of travel, visibility strips of at least 100mm should be horizontally fixed between 800mm and 1400mm above floor level.	2	Distracted people moving quickly, especially those with visual impairments can mistake full height joinery for open passageways. The risk of injury due to this can be greatly reduced by fixing visibility strips to the glass.
9. Door Hardware		7 points awarded	10 points available
9.1	All hinged doors shall be fitted with lever action handles.	4	People with restricted hand function can have difficulty using old fashioned round knobs. By installing lever action fixtures people of all abilities can open doors with ease.
9.2	All sliding doors shall be fitted with hardware to allow easy operation for people with restricted hand function.	0	While cavity sliders are a great way to provide access in confined areas, people with restricted hand function can have difficulty pulling the door from the cavity when it is fully open. This can be eased by restricting the door from fully retracted into the cavity, or installing certain types of handles.

Section	Standard	Points Awarded	Comment
9.3	All door handles shall be horizontally aligned with light switches between 900-1200mm above finished floor level (1000mm preferred).	3	Installing door hardware at an appropriate height aligned with electrical fittings ensures they are reachable by a majority of the population no matter what height they may be, or mobility impairment they may have. It also makes light switches easier to find in the dark.
10. Tap Fixtures		7 points awarded	7 points available
10.1	All plumbing controls shall be lever, push button or electronic.	5	People with restricted hand function (via arthritis, nerve damage or amputation) can have difficulty using round taps . By installing lever action, push button or electric fixtures people of all abilities can operate taps easily. It's also more hygienic having the option to turn the tap on with your forearm when hands are dirty.
10.2	All plumbing controls shall have a single spout.	2	
11. Alarms		5 points awarded	5 points available
11.1a	A hard wired smoke alarm system, or an approved system with a long life battery is installed;	5	Not only are hardwired smoke alarms more reliable, they are also interconnected so if one alarm is activated in a downstairs room (where it may not be clearly heard), all interconnected alarms will also activate. They also don't require home owners to climb ladders (or balance on chairs) to change the battery each year.
11.1b	A hard wired smoke alarm system, or an approved system with a long life battery is installed to all entry living areas including the master bedroom, which provides both audible and visual warnings.		People with hearing loss may not be able to hear a standard audible alarm. Therefore an alarm with a visual indicator such as a strobe light and/or additional features such as a pillow shaker are preferred.
12. Bedrooms		20 points awarded	20 points available

Section	Standard	Points Awarded	Comment
12.1a	There is space on the entry living level where a standard single bed (measuring 900mm x 1900mm) can fit with a minimum 800mm clear space available around one side and the foot of the bed. A clear minimum 800mm wide path is also required from the door to the side of the bed;	15	Eliminating the need to negotiate stairs, by providing space to locate a bed which is accessible from the main entrance or car parking space may be the main factor that enables any person who sustains an injury/impairment (whether temporary or permanent) to be able to stay in their own home. Providing space around this bed also ensures anyone requiring assistance and/or use of a mobility aid can easily access this bed.
12.1b	There is at least one bedroom on the entry living level where a standard double bed (1350mm x 1900mm) can fit with a minimum 800mm clear space available around both sides and the foot of the bed. A clear minimum 800mm wide path is also required from the door to the side of the bed.		Eliminating the need to negotiate stairs, by providing space to locate a bed which is accessible from the main entrance or car parking space may be the main factor that enables any person who sustains an injury/impairment (whether temporary or permanent) to be able to stay in their own home. Providing space around this bed also ensures anyone requiring assistance and/or use of a mobility aid can easily access this bed.
12.1c	There is at least one bedroom on the entry living level where a standard double bed (1350mm x 1900mm) can fit with a minimum 900mm clear space available around both sides and the foot of the bed. A clear minimum 900mm wide path is also required from the door to the two sides of the bed. This path also must accommodate a 1500mm turning circle.		Eliminating the need to negotiate stairs, by providing space to locate a bed which is accessible from the main entrance or car parking space may be the main factor that enables any person who sustains an injury/impairment (whether temporary or permanent) to be able to stay in their own home. Providing space around this bed also ensures anyone requiring assistance and/or use of a mobility aid can easily access this bed.
12.2	Light switches are provided at the entry door and directly linked to switches on both sides of the bed in the case of the master bedroom.	5	Trips and falls are one of the leading causes of injuries within the home. This risk can be greatly reduced by installing lighting which can be operated from the bed which eliminates the need to navigate through a bedroom in the dark.
13. Laundry Space		11 points awarded	11 points available
13.1a	The laundry space or room shall be large enough to provide at least 1050mm clearance in front of fixed benches and appliances;	4	By providing sufficient space in front of the laundry facilities, it not only allows those with mobility aids access to the machines, but it also provides ample space for someone carrying a full washing basket to easily move about.

Section	Standard	Points Awarded	Comment
13.1b	The laundry space or room shall be large enough to provide at least 1200mm clearance in front of fixed benches and appliances which extends to a 1500mm turning circle measured up to at least 250mm above the floor.		By providing sufficient space in front of the laundry facilities, it not only allows those with mobility aids access to the machines, but it also provides ample space for someone carrying a full washing basket to easily move about.
13.2	The laundry space or room shall be large enough to accommodate a washing machine and dryer side by side (front loading machines are preferable).	2	People with restricted mobility can have difficulty reaching up and into dryers which are mounted above a washing machine. Therefore appliances on the ground level which are front loading are preferred.
13.3	The laundry shall include slip resistant flooring with a coefficient rating of at least 0.4. Refer to NZBC D1 Table 2 for additional information.	5	Slips and falls are a leading cause of injury within the home. This risk can be greatly reduced by installing slip resistant flooring.
14. Kitchen Space		21 points awarded	29 points available
14.1	The kitchen space is not a main thoroughfare in the home.	3	The chances of an injury occurring in the kitchen are greatly increased if it has people frequently moving through it. This is especially important as people are often using knives or dealing with very hot liquids in the kitchen.
14.2	The kitchen is located on the entry living level.	0	If a temporary or permanent injury occurs and someone isn't able to negotiate stairs, access to the kitchen may be prevented. By ensuring the kitchen is on the entry living level (or accessible via an approved lift), this assists in enabling independent living.
14.3a	The kitchen space includes at least a 1200mm clearance provided in front of fixed benches, major appliances and fittings;	5	People with mobility aids require more space to safely maneuver. This is especially important in kitchens where drawers and cupboards are being opened on a regular basis. By including a 1500mm turning circle, wheelchair users should be able to easily turn their chair through 360 degrees.
14.3b	The kitchen space includes at least a 1200mm clearance provided in front of fixed benches, major appliances and fittings which extends to a 1500mm turning circle measured up to at least 250mm above the floor.		People with mobility aids require more space to safely maneuver. This is especially important in kitchens where drawers and cupboards are being opened on a regular basis. By including a 1500mm turning circle, wheelchair users should be able to easily turn their chair through 360 degrees.

Section	Standard	Points Awarded	Comment
14.4	The kitchen space shall have slip resistant flooring with a coefficient rating of at least 0.4. Refer to NZBC D1 Table 2 for additional information.	3	Slips and falls are a leading cause of injury within the home. This risk can be greatly reduced by installing slip resistant flooring.
14.5	The kitchen space shall have task lighting above all workspaces.	2	Having specific lighting directly above the kitchen benches reduces the risk of accidental cuts. This is especially beneficial for the elderly and those with impaired vision.
14.6	The kitchen space shall have easy to use D-shape handles or push pull mechanisms on doors and drawers.	2	People with restricted hand function can have difficulty using small, round or recessed handles. By installing D-shape hardware people of all abilities should be able to open the drawers and cupboards with ease.
14.7	The kitchen space shall have at least half of the storage space below the bench tops consisting of drawers and not cupboards.	2	Reaching to the back of cupboard can be difficult for people of all abilities and it may not be possible for those with restricted mobility. By specifying the majority of the storage to be drawers below the bench top, everyone should be able to utilise the storage with ease.
14.8	The bottom edge of the lowest drawer/cupboard shall be at least 250mm above floor level.	0	People with limited mobility, in particular the elderly may have difficulty reaching down to access things from low drawers. By ensuring the base of the bottom drawer is 250mm from the floor, this will ensure easier access for everyone.
14.9	The kitchen space shall be designed with appliances located at least 300mm from internal corners of bench units.	0	While mobility devices are essential for some to easily move around, they can make it difficult to manoeuvre into tight corners. This inconvenience can easily be reduced by ensuring all appliances are away from internal corners.
14.10a	The kitchen includes a pull out work surface which is at least 600mm wide by 480mm deep installed between 675mm-775mm above finished floor level	0	Pull out work surfaces are an easy solution (which takes up minimal space) to allow any wheelchair bound person to continue using a kitchen. They can also be beneficial for the elderly who may prefer sitting while preparing their meals.
14.10b	The kitchen includes a clear opening space below the kitchen bench which is at least 900mm wide with a minimum clearance of 675mm from the finished floor level.		Designing a kitchen which incorporates a space to allow a seated person, or person in a wheelchair to manoeuvre under the bench top enables them to carry out more tasks.

Section	Standard	Points Awarded	Comment
14.11	Cook tops shall be flush with adjacent heat-resistant benchtops (Induction cooktops preferred)	2	People with limited strength, reach or balance have the potential to burn themselves while lifting hot objects from the stovetop. The possibility of this can be greatly reduced by providing a cooktop which is flush with the benchtop, therefore allowing objects to be removed by sliding them off the heat.
14.12	Cook top controls are designed for easy, one-hand operation and shall be positioned to avoid reaching over hot elements	2	Smooth round controls can be difficult for those with restricted hand function to operate, this can be particularly dangerous by the need to reach over hot/boiling pots. Controls with flat edges, or push button systems along the side of the hob remove the frustration and potential danger of burns.
15. Bathrooms		9 points awarded	25 points available
15.1a	Dwellings shall have at least one toilet installed on the entry living area with the centre of the toilet pan being 450-460mm from the sidewall. This toilet shall have a clear transfer space of 800mm beside and/or in front of the toilet. This space excludes the swing of the door but can include a vanity which projects a maximum of 400mm from the back wall;	6	Including a toilet on the primary living level with a centreline of 450mm from a sidewall provides a solid surface which someone can brace themselves on if required, it also allows a grab rail to be installed if at any stage additional support is needed for getting on and off the seat.
15.1b	Dwellings shall have at least one toilet installed on the entry living area with the centre of the toilet pan being 450-460mm from the sidewall, and a clear transfer space of 800mm beside and in front of the toilet.		Providing a clear space of at least 800mm beside and in front of the toilet allows those with mobility aids such as wheelchairs to align themselves into a position which allows for an easy transfer onto the toilet seat. It also provides space for another person to assist them if required.
15.2	Dwellings have at least one toilet which extends 700mm-750mm from the back wall.	0	Commode chairs often have large wheels which prevents them from getting too close to walls, therefore having toilet which extends 700mm - 750mm ensures people with all abilities can easily use the facility.
15.3	Dwellings have at least one toilet with the top surface of the toilet seat being 450-480mm above the finished floor level	0	People with limited ability, in particular the elderly may have difficulty sitting on low seats and/or standing back up again. This issue can be reduced by installing a toilet which has a seat height measuring 450mm - 480mm from the floor level.

Section	Standard	Points Awarded	Comment
15.4	The toilet flush controls shall be easy to use and located between the centre-line of the WC and the side of the cistern furthest way from the sidewall.	0	People with limited hand function (possibly via arthritis) can have difficulty operating some cisterns with small buttons, this embarrassing issue can easily be resolved by installing a system with larger buttons, or buttons that project up from the cistern.
15.5a	Dwellings have a wash basin with a minimum knee clearance of 675mm from finished floor level	0	Wheelchair users can have difficulty getting close enough to hand basins to easily use them. This issue can easily be resolved by installing basins which provide a clear knee space underneath them.
15.5b	Dwellings have a wash basin with a minimum knee clearance of 675mm from finished floor level, which extends a maximum 400mm from the back wall and is installed 300mm from the front of the toilet pan.		In certain situations people may be required to wash their hands before transferring off the toilet, or before redressing themselves. This could be achieved if the wash basin was located 300mm in front of the toilet pan. In addition this basin should not project more than 400mm from the back wall to allow commode chairs to fit past.
15.6a	Toilet walls are reinforced to provide a fixing surface for grab rails to be safely and economically installed in the future.	3	Providing solid fixings beside the toilet during construction could save hundreds or thousands of dollars if a grab rail is required at some stage in the future.
15.6b	Toilet walls are reinforced and a 750mm x 750mm L shaped grab rail is installed with the horizontal leg 700mm above finished floor level with the vertical leg 150mm-250mm in front of the toilet pan.		An appropriately installed grab rail can assist people with limited mobility, in particularly the elderly, while sitting down and getting up from the toilet seat.
16. Shower		21 points awarded	35 points available
16.1a	Dwellings shall have a step free, level entry shower on the entry living level with minimum dimensions of 900mm x 900mm with drainage for the shower recess located in the corner of the room. The shower should be located in the corner of the room to enable the future installation of a shower seat and grab rails. Note: The entrance into the shower is required to be at least 810mm;	12	People of all abilities can easily slip while stepping into or out of a shower, by installing a level entry shower this risk is greatly reduced. A level entry shower also provides improved access for people with mobility aids such as wheelchairs, commodes, crutches or walking frames.

Section	Standard	Points Awarded	Comment
16.1b	Dwellings shall have a step free, level entry shower on the entry living level with minimum dimensions of 1200mm x 1200mm. Drainage for the shower recess should be located in the corner of the room and there will be a clear space that provides for a 1500mm turning circle. The shower should be located in the corner of the room to enable the future installation of a shower seat and/or grab rails. Note: The entrance into the shower is required to be at least 810mm.		A step free shower which is at least 1200mm x 1200mm provides universal access to people of all abilities. It also allows space for someone to provide assistance if required.
16.2	The shower shall have a hand-held shower head attached to a 1500mm long hose which attaches to an adjustable slide rail.	0	An adjustable slide rail accommodates all users, tall, short or seated, while the flexible hose enables people to detach the shower head to wash/rinse areas they might not be able to reach due to limited mobility.
16.3	The shower is fitted with an anti-scald device	4	People with reduced sensation (young children and some elderly) can be prone to burns. Sudden changes in water pressure or a disruption to the cold water supply can result in scalding hot water burning an occupant. By installing an anti-scald device the chance of this occurring is greatly reduced.
16.4a	Dwellings shall have reinforced shower walls for the future installation of grab rails;	3	Providing solid fixings within the shower cubicle during construction could save hundreds or thousands of dollars if a grab rail or shower seat is required at some stage in the future.
16.4b	Shower walls are reinforced and a 750mm x 750mm L shaped grab rail, or equivalent, is installed with the horizontal leg 1000mm above finished floor level.		Slips in the shower are one of the leading causes of injury within the home. This can be greatly reduced when there is a grab rail to brace themselves against.
16.5	All bathrooms shall include slip resistant flooring with a coefficient rating of at least 0.4. Refer to NZBC D1 Table 2 for additional information.	2	Slips and falls are a leading cause of injury within the home. This risk can be greatly reduced by installing slip resistant flooring.
17. Multi-Storey Access		9 points awarded	50 points available
17.1a	Multi-storey dwellings shall have the space and sub-floor framing adapted to provide for the future installation of an approved platform lift;	0	Allowing for the structural and spatial elements of installing a lift during the construction period can save thousands of dollars if at any stage a lift is needed to be installed.

Section	Standard	Points Awarded	Comment
17.1b	Multistorey dwellings shall have a stair lift, or stair platform lift installed;		People with restricted mobility can have difficulty negotiating stairs which often leads to slips and potential injuries. This risk can be eliminated by installing a stair lift of platform lift.
17.1c	Multi-storey dwellings shall have an approved platform lift installed.		Providing an approved platform lift ensures people of all abilities, including those in wheelchairs are able to easily access the whole dwelling.
17.2	Stairways shall provide a minimum clear width (inside hand rails) of 900mm.	0	Wider stairways provide room for someone with restricted mobility to be assisted while negotiating the stairs. It also provides space for a stair lift to be installed if required.
17.3	Stairways shall have consistent tread depth and riser height with a maximum riser height of 180mm and minimum tread depth of 310mm, with no open risers.	0	Short stair treads and/or high risers create steep stairs which increase the chance of a misstep resulting in a fall and possible serious injury. This risk can be greatly reduced by constructing stairs which have a riser height of no more than 180mm, and a tread depth of at least 310mm.
17.4a	Stairways have no more than one winder tread through a 90 degree change in direction, or two winder treads through a 180 degree change in direction.	3	Multiple winder treads can create very short, uneven tread depths which become difficult to negotiate. This danger can be reduced by having no more than one winder tread through 90 degrees.
17.4b	Stairways shall be straight with no winder or curved treads. Note: level landings are acceptable where a change in stair direction is required.		The risk of tripping or falling is greatly reduced by removing all winder treads and installing level landing areas at the change in stair direction.
17.5	The stair treads shall be slip resistant with a coefficient rating of at least 0.4. Refer to NZBC D1 Table 2 for additional information.	2	Slips and falls are a leading cause of injury within the home. This risk can be greatly reduced by installing slip resistant flooring.
17.6a	Stairways shall have an accessible handrail (as detailed by NZBC Clause D1, Section 6.0) installed on at least one side;	0	Accessible handrails greatly reduce the risk of slips and falls on stairs, having handrails fixed to both sides of the stairs is especially important for those with mobility impairments affecting only one side of their body.
17.6b	Stairways shall have an accessible handrail (as detailed by NZBC Clause D1, Section 6.0) installed on both sides.		Accessible handrails greatly reduce the risk of slips and falls on stairs, having handrails fixed to both sides of the stairs is especially important for those with mobility impairments affecting only one side of their body.

Section	Standard	Points Awarded	Comment
17.7a	Stairways shall have a 1200mm x 1200mm unobstructed landing at the bottom of the stairs;	4	Providing clear 1200mm x 1200mm landings at the top and bottom of the stairs enables the user a clear approach to the stairs.
17.7b	Stairways shall have a 1200mm x 1200mm unobstructed landing at the top and bottom of the stairs.		Providing clear 1200mm x 1200mm landings at the top and bottom of the stairs enables the user a clear approach to the stairs.
17.8	Stairways shall have light switches at the top and bottom of the stairs.	0	Trips and falls are one of the leading causes of injuries within the home. This risk can be greatly reduced by installing lighting which can be operated from the top and bottom of the stairs which ultimately eliminates the need to navigate the stairs in the dark.
17.9	Stair treads shall have visually contrasting nosings.	0	Stairs which are easily distinguishable by installing visually contrasting nosings are easier and safer to negotiate. This is especially important for those with visual impairments.

253 Points Awarded - 4 star rating

Section 14.2 is mandatory to achieve 5 stars, rating capped at 4 stars