

Environmental Accessibility Adaptation Guide

[OAC 5123-9-23](#)

DODD certifies providers for environmental accessibility adaptations, a service available under the I/O and Level One waivers. Providers are certified for the service as a whole and may not have expertise in the specific area your project entails., DODD is recommending some best practices when selecting a provider for your home modification needs.

Environmental Modifications are reasonable changes to a home that directly meet a person's assessed needs such as:

- Grab bars
- Wheelchair ramp
- Roll-under sink

Remodeling is not an environmental modification

Generally, environmental modifications:

- Cause minimal disruption to existing structures
- Use materials chosen based on functionality and not comparability to rest of the home.
- Are not for general utility (roof, carpet, furnace, sidewalk, driveway)
- Do not increase square footage
- Are not for the purpose of repair or restoration

Service Planning Considerations:

- ISP should include the assessed need and how modification addresses it
- What is already in place? Is this a duplication of services?
- Evaluation from a qualified professional (OT/PT) acting within their scope of practice, not a doctor's prescription
- Cost-comparison process should be utilized
- Is an environmental modification the lowest cost alternative (Could the need be met with equipment?)
- All Work must be completed during waiver span

Payment Considerations:

- Itemized quote must identify the cost of labor & specific materials
- Each quote must represent a stand-alone waiver service. Demo, Materials, Permit fees, Labor are not stand- alone waiver services.
- Waiver funding is payment in full - the provider cannot bid for over the maximum waiver allowance and expect you to pay the difference
- County Board must verify the completed project *functionally* meets the person's assessed need – Before and after photos or diagrams can be verification that the work has been completed
- Payment shall not exceed \$10,000 per project – Please see example below

Sample Quote Example with multiple projects:

Sample Quote					
Project 1 Scope of Work – Shower Modification		Project 2 Scope of Work – Sink Modification		Project 3 Scope of Work – Toilet Modification	
<ul style="list-style-type: none"> • Provide, design, permitting, bonds, and inspections • Install Clean Cut Step tub cut-out Item #2956692 • Install American Standard handheld shower with wall mount model# 1662.602.002 • Install 18-inch Moen stainless steel vertical grab bar on shower wall opposite faucet • Install 24-inch Moen stainless steel horizontal grab bar on rear shower wall 		<ul style="list-style-type: none"> • Provide, design, permitting, bonds, and inspections • Demo existing vanity, sink top • Relocate electric as needed • Install Scarabeo 3009 36” rectangular ADA wall mounted sink with counter space • Install Moen WS84760 single-handle bathroom faucet • Relocate/install plumbing as needed • Patch and finish walls as needed, includes new drywall 		<ul style="list-style-type: none"> • Provide, design, permitting, bonds, and inspections • Demo existing toilet • Install Convenient Height brand 20” extra tall toilet, white Model S • Install plumbing as needed, wax ring • Install 2 Bradley 8120-056000 grab bars, one on each side of toilet • Patch and finish walls as needed, includes new drywall 	
Labor	\$3500.00	Labor	\$1500.00	Labor	\$2500.00
Materials	\$2500.00	Materials	\$1500.00	Materials	\$1800.00
Subtotal	\$6000.00	Subtotal	\$3000.00	Subtotal	\$4300.00

Bonding, Licensing, Insurance:

- Get proof of bonding, licenses, and insurance
 - Bonding – gives you the ability to place a claim for financial compensation of the provider doesn’t fulfill the terms of the bond
 - Licensing –
 - Are they licensed/certified to install the product?
 - Ohio requires licenses to install electrical, heating ventilating and air conditioning (HVAC), plumbing, hydronics and refrigeration contractors
 - You can verify a license [here](#)
 - Insurance –
 - General liability insurance protects your home and property in the event of an accident
 - Workers’ compensation insurance protects you from liability if someone is hurt while working on your property

Contract & References:

- Secure a written contract – this information should be included in the ISP Addendum authorizing the work
 - Include as much detail as possible. This is what you will hold the provider to when determining if the work was done correctly.
 - Should include cleanup/debris removal
- Get references related to the scope of work you are having done

Questions for the Vendor/Provider:

- Will you hire sub-contractors?
- Expected timeline to start and finish the work (this is important related to the ISP span date)
- Are you familiar with local building codes?
 - Familiar with how and when to get permits and the fees associated with these?
- What kind of warranty is provided?
 - Warranty on the work
 - Warranty on the product

Completion & Approval of the Work:

- County Boards should not approve payment until the work is completed per the contract/ISP
 - The County Board is responsible for verifying the work is completed prior to authorizing payment. The work must:
 - Be compliant with applicable state and local requirements, including building codes
 - Meet the requirements specified in the approved ISP
 - Be satisfactorily completed
 - A form that can be used by the County Board to verify the work met these requirements can be found [here](#).
- Providers are aware that they cannot receive payment until the project is completed and should not ask for payment up front, require a deposit, etc.