

Lifemark Design Standards Overview

Lifemark
CERT™

Introduction

Lifemark™ rate homes that meet the current and future needs of our population, while also providing benefits to occupants and visitors of every age and ability. We achieve this by working alongside Accredited Partners - designers, architects, builders, developers and retirement providers - to assess and rate homes that have been well designed using the Lifemark™ Design Standards Handbook.

In August 2016 Lifemark™ released the Lifemark™ Design Standards Handbook Version 2, replacing 2012's Version 1. Version 2 now has 80 standards, including 20 new standards, and a new, more flexible assessment framework.

What is Lifemark?

All over the world people are changing the way they are designing their homes so that they will work for everyone. There is a global movement focused on developing home design features for our changing and ageing population. In New Zealand this Universal Housing Design movement is represented by Lifemark™.

A Lifemark™ rated home includes intelligent design features that meet the needs of people of different ages and abilities and avoids barriers that may discriminate against people living in or visiting the home. Lifemark™ homes are designed to be usable by a variety of people over their lifetime, without the need for major adaptation in the future.

There is growing evidence that a Lifemark™ rated home will be more valuable in the future. Some experts predict that in several years the Lifemark™ rating may command a 2-5% price premium.

Lifetime Design Limited is a registered charity established by CCS Disability Action. Its goal is to foster and promote design standards that work for people right across life's ages and abilities - from young families to older and disabled people.

90% of people want to age in place but only 5% have homes that will allow it.

Design Standards

The Lifemark™ Design Standards are the culmination of many years of research, consultation, discussion and analysis of national and international trends in universal housing design. The Lifemark™ Design Standards Handbook is a guiding document to help shape future residential construction and deliver more livable dwellings and is only available to Accredited Lifemark™ Partners.

The Handbook identifies the key structural and spatial elements that are critical to put in place at concept design stage, to ensure the future flexibility and adaptability of a home. It also covers the key 17 areas of a home that are so important to get right at the design of a home, with home safety standards that may prevent injury, as well as usability standards that simply make life easier.

Version 2, released in August 2016, contains 20 new standards as well as new design recommendations that reflect the increased density of new developments and technology changes in New Zealand. The new standards provide designers with more flexibility. The number of mandatory standards for a 3-Star Rating have been reduced and new minimum requirements for a 5-Star Rating have been applied to better reflect absolute excellence in universal design.

As part of the rating process, Lifemark™ formally assess house plans and provide detailed feedback and suggestions. A home cannot be Lifemark™ rated unless the design standards have been applied and plans have been formally submitted. A 3, 4 or 5-Star provisional rating, and then a final rating and official certificate, will be issued upon completion of the build.

"Baby Boomers are the fastest growing and wealthiest population segment in New Zealand. Building homes that accommodate them is an intelligent investment."

New Zealand Property Investor Magazine



Principles

A usable home is a dwelling that has thoughtful design features that meet the needs of people of different ages and abilities over time. A Lifemark™ rated home has features that make home life easier including reachable power points and easy to use taps, window latches and light switches.

An adaptable home is a dwelling with design features that can be easily adapted to the changing needs of the occupants as they progress through life. An adaptable home is one in which a change in a person's circumstances does not require an expensive retrofit in order for them to continue to live easily, safely and independently in the home. These design features may not be noticeable but will facilitate adaption at a later stage for little cost.

An accessible home is one that enables an occupant or visitors to the home to be able to access it easily, safely and independently. Nobody is excluded from participating in home life because they are ageing or have a disability. This includes level entry, wider doorways and corridors and a kitchen, bathroom and laundry that are designed to be easier to use.

A safe home is one that uses intelligent design features that are proven to prevent injuries in the home, especially from slips, trips and falls. Improved lighting, non-slip surfaces in wet areas, better designed stairs, appropriate alarm systems and window latches are some of the features that can be easily integrated into a home. A Lifemark™ rated home is a safe home for everyone.

A Lifemark™ rated home is not intended to be complicated or expensive for designers to design, builders to build or most importantly for people to live in.

800,000 people will need new age-friendly homes in the next 10 years.



Key Areas

1

Car Parking

Car Parking: Where car parking spaces are assigned to, or form part of an individual dwelling it should allow a person to open their car doors fully and easily move around the vehicle.

Pathways: Occupants can easily and safely access the dwelling entrance.

The Entrance: Occupants can easily and safely enter and exit the dwelling.

2

Getting Around

Internal doors and Corridors: Facilitating comfortable and unimpeded movement between spaces.

3

Fittings and Fixtures

Light Switches: Light switches are located at heights that are easy to reach for all occupants.

Power points: Power points are located at convenient heights and away from corners so they are in easy to reach positions for all occupants.

Windows: Window controls and sills are installed at a height that enables home occupants to operate the window and view the outdoor space from either a seated or standing position.

Door Hardware: Occupants are able to easily and independently open and close doors.

Tap Fixtures: Occupants are able to easily and independently use plumbing controls.

Alarms: An approved smoke alarm system is installed, providing audio and visual warnings.

4

Bedrooms

Bedrooms: Bed space and bedrooms support ease of movement around the bed.

5

Dwelling Facilities

Laundry: The laundry space is designed to support ease of movement and use of appliances and storage space.

Kitchen: The kitchen space is designed to support ease of movement between fixed benches and ease of use of appliances and storage space.

6

Bathrooms

Toilet: The entry living level has a toilet to support easy and independent use for all occupants and visitors.

Shower: The dwelling has a shower that supports easy and independent use for all occupants and visitors.

7

Multi-Storey Access

Platform Lift / Stair Lift: Enabling access for multi-storey dwellings or below the entrance level now or in the future.

Internal Stairways: Designed to reduce the likelihood of injury.

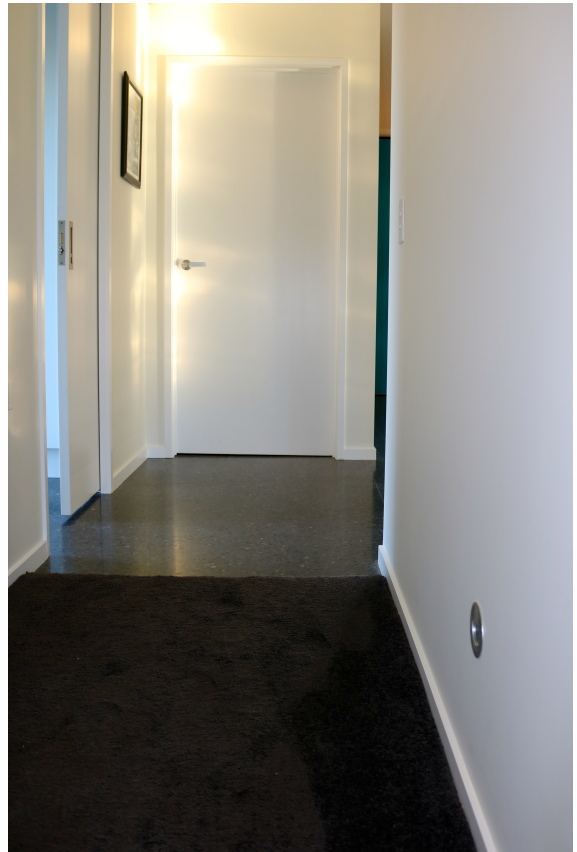
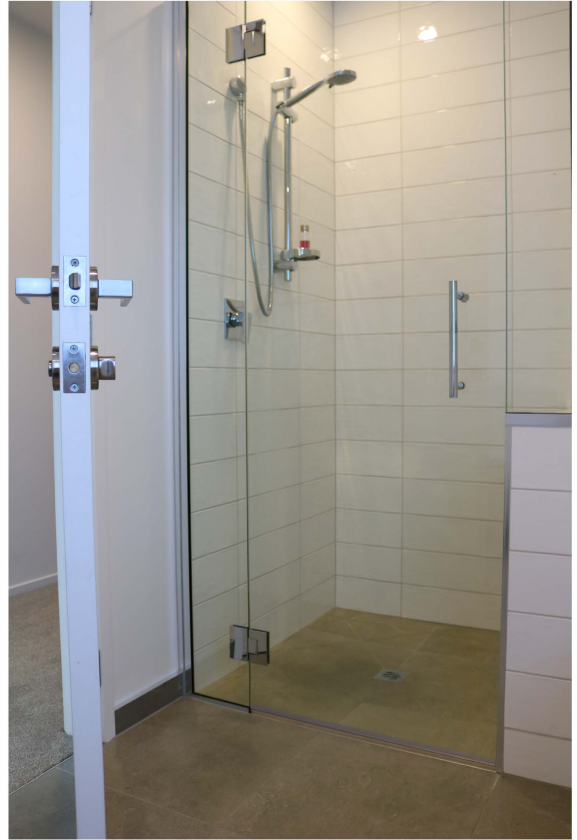
Star Rating



The Lifemark™ star rating system provides consumers with information about usability, adaptability, accessibility and safety. The entry-level 3 star Lifemark™ rating is achieved by meeting the minimum standards, plus some additional points. Further points are then accumulated to achieve a 4 or 5 Star rating. A 5 star rating is achieved when virtually all requirements are in place and operational at time of build and the accumulated points reflect this level of performance. Only a Lifemark™ Accredited Partner can offer a Lifemark™ rating.

The resulting Lifemark™ rating helps the home buyer choose between homes based on how appropriate they are for their current and future needs.





Elements of a Lifemark™ rated home include easy entry into the home, level entry showers, spacious car parking and wider corridors and doors.

For more information visit the 'Useful Tips' page of the Lifemark™ website or contact Lifemark™'s Sales Manager on 09 307 6700

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Lifetime Design Limited is a registered charity, look us up on the Charities Commission website - CC31665

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