

173-39-02.9

ODA provider certification: ~~Minor-minor home modification, maintenance, and repair services.~~

(A) ~~"Minor home modification, maintenance, and repair" service (MHM) provides means jobs environmental accessibility adaptations to the structural elements of the interior or exterior of modifying, maintaining, or repairing a consumer's an individual's place of residence home that enable to help the consumer individual to function with greater independence in the home, assure health and safety in the home, and meet the individual's identified needs and remain in the community. Modifications, maintenance and repairs that are excluded from this service are those adaptations or improvements to the home that are of general utility and not of direct medical or remedial benefit to the consumer, such as carpeting, roof replacement, central air conditioning, and adaptations which add to the total square footage of the home, etc.~~

~~MHM services are limited to those that cannot be accomplished through existing informal or formal supports, and those that are not the legal or contractual responsibility of a landlord or a home owner other than the consumer.~~

~~All MHM services must be provided in accordance with applicable building codes and must be authorized by the consumer's plan of care.~~

~~(B) A unit of MHM service is one completed job order. The unit rate is the rate negotiated by ODA's designee and must include a formal estimate of materials and labor. The provider cannot bill in excess of the estimate, unless a cost revision is authorized by the case manager prior to the initiation of the MHM service.~~

~~(C)(1) MHM services include, but are not limited to includes the following tasks jobs:~~

~~(1)(a) Minor home modification includes, but is not limited to: including installing safety devices, smoke alarms, carbon-monoxide detectors, devices to improve the individual ability to perform ADLs (if not provided under rule 173-39-02.7 of the Administrative Code), minor interior/exterior modifications to improve the individual's health and safety, and enhanced accessibility modifications (e.g., ramps, doorways).~~

~~(a) The installation of safety devices, such as smoke alarms and/or carbon monoxide detectors;~~

~~(b) The installation of devices to improve the consumer's ability to perform activities of daily living, if not provided under home medical equipment and supplies service;~~

~~(e) Minor interior and/or exterior modification to improve the health and safety of the consumer; and,~~

~~(d) Enhanced accessibility modifications, such as ramps and doorways.~~

~~(2)(b) Minor home maintenance includes, but is not limited to: including inspecting and maintaining furnaces, water heaters, and water pumps; and replacing/installing electrical fuses.~~

~~(a) The inspection of furnaces and water heaters;~~

~~(b) Plumbing and electrical repairs; and,~~

~~(e) The inspection and maintenance of water pumps.~~

~~(3)(c) Minor household home repair includes, but is not limited to: including plumbing and electrical repair and repair (or replacement) of window screens or panes.~~

~~(a) The repair or replacement of screens, broken window panes; and,~~

~~(b) The replacement and/or installation of electrical fuses.~~

(2) MHM does not include the following jobs:

(a) Adaptations or improvements to the home of general utility, and not of direct medical or remedial benefit to the individual.

(b) Adding to the total square footage of the home, except when necessary to complete an adaptation (e.g., in order to improve entrance/egress to a home or to configure a bathroom to accommodate a wheelchair).

(c) Jobs that can be accomplished through existing informal or formal supports.

(d) Jobs that are the legal or contractual responsibility of someone other than the individual.

(B) Requirements for ODA-certified providers of minor home modification, maintenance, and repair:

(1) General requirements:

(a) The provider shall comply with the requirements for every ODA-certified provider in rule 173-39-02 of the Administrative Code.

(b) If federal, state, or local laws regulate a job, the provider shall comply with those federal, state, or local laws when providing the job.

~~(D) Eligible providers of MHM services are certified long-term care agency and non-agency providers. Providers must have appropriate licensure, as required, or other appropriate credentials to perform jobs requiring specialized skills, including but not limited to:~~

~~(1) Electrical work;~~

~~(2) Heating and ventilation; and,~~

~~(3) Plumbing work.~~

~~(E) Except as otherwise provided below, MHM providers must obtain and furnish evidence of compliance with:~~

~~(1)(2) Consent agreements: The written consent of the property owner to modify the property. When appropriate, the provider must ensure that the owner understands that the property will be left in the modified state after the consumer vacates the premises. A provider shall not modify, maintain, or repair a home without first obtaining a written consent agreement from the homeowner, which may be the individual, the individual's family, or a landlord. In the agreement, the homeowner shall agree to the modification and allow it to remain in place until after the individual vacates the home or no longer requires the modification.~~

~~(2)(3) Permits: Before beginning a job, the provider shall obtain All-all permits and pre-job inspections required by law, a homeowners' association, or both including building permits, prior to commencing work on each job order.~~

~~(3)(4) Inspections: After completing a job, but before billing for the job, the provider shall obtain Any-any necessary post-job inspections; and post-job inspection reports, and permits required by federal, state and local laws-law, a homeowners' association, or both, upon completion of each job to verify that the-whether each repair, modification or installation was-completed job meets federal, state, and local laws or homeowners' association requirements. The provider must obtain these inspections, inspection reports, and permits prior to prior to billing for the-completed job.~~

~~(4) A signed and dated authorization from the consumer's case manager, or case manager's designee, for each job order prior to commencing work.~~

~~(F) The provider must:~~

~~(1)(5)~~ Health and safety: ~~Inform the consumer and ODA or its designee of any~~ If health and/or safety risks to the individual are expected during the job, the provider shall inform the individual and ODA's designee of those risks and assist the consumer and case manager to coordinate with the individual and ODA (or its designee) to provide the job on dates and times of work to assure minimal risk of hazard to the consumer that minimize those risks.

~~(2)(6)~~ Warranties: ~~Furnish~~ The provider shall provide a warranty, lasting at least one year, and covering workmanship and materials consistent with generally-accepted industry standards for the job completed. The provider shall submit details of the warranty with the final invoice submitted ~~the provider submits to ODA or ODA's its designee. ODA and ODA's its designee will~~ shall not pay any invoice that is not accompanied by a warranty.

(7) Provider qualifications:

(a) Provider types: Only an ODA-certified agency or non-agency provider shall provide MHM.

(b) Licensure: If federal, state, or local laws require the provider or the provider's staff to have a current, valid license, certificate, or other credentials before providing a particular job, the provider or its staff shall not provide the job until the provider or its staff complies with those laws.

~~(3)~~ Assure that any smoke and/or heat detectors authorized to be installed by the provider will be installed only by individuals certified by the state fire marshal in accordance with Chapter 1301:7-7 of the Administrative Code.

~~(4)(8)~~ Service verification: ~~Obtain~~ The provider shall obtain the consumer's individual's or caregiver's signature and date at the close completion of the job order to certify ~~verify that the work provider completed the job authorized, has been completed, left the consumer's individual's property home has been left in satisfactory condition, and repaired any incidental damages have been repaired incidental to the job.~~

~~(G)(9)~~ Revising authorized jobs: ~~In cases where~~ If a provider is already in the process of completing a job a consumer's home and identifies additional problems that should be fixed immediately, should be fixed in conjunction with the original repair, or could easily be fixed while in the consumer's home, the provider may address the additional problems only if the provider contacts the consumer's case manager or the case manager's designee to explain what the problem is, how it will be fixed, the cost of the additional repair, and identifies an unforeseen issue necessitating a revision to the job authorization or negotiated

rate, obtains prior authorization from ODA (or its designee) shall be obtained to complete before completing the job additional work.

(C) Units and rates:

(1) A unit of minor home modification, maintenance, or repair is one completed job.

(2) Appendix A to rule 5160-1-06.1 establishes the maximum rate allowable for one job of minor home modification, maintenance, or repair.

(3) Rule 5160-31-07 of the Administrative Code requires the unit rate to be negotiated between the provider and ODA's designee. The negotiated rate shall include all materials and labor. The provider shall not bill ODA's designee for any amount in excess of the negotiated rate, unless ODA's designee revises the negotiated rate in one of the following situations:

(a) ODA's designee revises the rate before the provider begins the job.

(b) ODA's designee revises the rate to coincide with authorizing the provider to address an unforeseen issue as part of the original job, according to the process outlined in paragraph (B)(9) of this rule.

Effective:

Five Year Review (FYR) Dates: 8/31/2017

Certification

Date

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