

**Home Modification Services  
(For the ODJFS-administered Waiver Programs)****Effective July 1, 2006**

Home Modification Services are environmental accessibility adaptations to structural elements of the interior or exterior of a consumer's home that enable the consumer to function with greater independence in the home and remain in the community. These services are available to individuals on the Ohio Home Care Waiver, Transition MR/DD Waiver and Transitions Carve-out Waiver. Service definitions are included in Ohio Administrative Code (OAC) 5101:3-46-04, 5101:3-47-04; and 5101:3-50-04.

The need for home modification services must be identified in an evaluation completed by a licensed occupational or physical therapist. Costs can not exceed \$10,000 per 12-month period per consumer. The property owner gives written consent for the home modification that indicates an understanding the property will not be returned to its prior condition when the consumer leaves. Home Modifications do not include adaptations that add to the total square footage of the home or carpeting, roof repair, and central air conditioning.

**Selection of Home Modification Service Providers**

The designated Case Management Agency (CMA) sends the home modification specifications to every home modification service provider in the consumer's region and invites submission of competitive bids. The items required in bid are in OAC 5101:3-46-04, 5101:3-47-04; and 5101:3-50-04. The CMA will review all submitted bids and award the project to the lowest responsive and most responsible bidder. The CMA will consider the price and other relevant factors in the selection process.

- **Home Modifications Service Providers MUST:**
  - Obtain approval if the modification bid needs revised;
  - Be listed as the provider on the consumer's approved All Services Plan;
  - Assure that the home modification was completed in accordance with the agreed upon specifications using all the materials and equipment cited in the bid;
  - Assure that the home modification was tested and in proper working order and assure that the home modification met all applicable state and local building codes and complies with the ADA;
  - Maintain insurance and bonding for general contracting services;
  - Obtain a final written approval from the consumer and the designated CMA after completion of the home modification service prior to billing.
- **Home Modifications Service Providers MUST NOT:**
  - Bill for services in excess of what is approved on the consumer's All Services Plan.

**Billing Codes**

<b>Old Code</b>	<b>New Code</b>	<b>Description</b>	<b>Informational Modifiers</b>	<b>Pricing Modifiers</b>
<b>Z8506</b>	<b>S5165</b>	<b>Home modifications; per service</b>	<b>No Modifiers</b>	<b>No Modifiers</b>

This Fact Sheet only providers highlights. The complete rule should be read for details.

**OAC Rule Cites:** 5101:3-46-04, 5101:3-47-04, 5101:3-50-04,  
5101:3-46-06, 5101:3-47-06, and 5101:3-50-06.

**Websites:** <http://jfs.ohio.gov/ohp> or [www.carestar.com](http://www.carestar.com)