421 STANDARDS FOR NEW CONSTRUCTION AND/OR ALTERATIONS

422 GENERAL

422.1 A "new institution" is one which had plan approved by the Office of Long Term Care and began operation and/or construction or renovation of a building for the purpose of operating an institution on or after the adoption date of these regulations. The regulations and codes governing new institutions apply if and when the institution proposes to begin operation in a building not previously and continuously used as an institution licensed under these regulations.

422.2 Additions to existing facilities shall meet the standard for new construction.

422.1 The requirements outlined under section 1400, General Standards for Existing Structures, also apply when applicable.

423 SITE LOCATION, INSPECTION, APPROVALS AND SUBSOIL INVESTIGATION

423.1 The building site shall afford good drainage and shall not be subject to flooding or be located near insect breeding areas, noise, or other nuisance producing locations, or hazardous locations, industrial developments, airports, railways, or near penal or other objectionable institutions or near a cemetery. The site shall afford the safety of patients and not be subject to air pollution.

423.2 A site shall be adequate to accommodate roads and walks within the lot lines to at least the main entrance, ambulance entrance, and service entrance. All facility sites shall contain enough square footage to provide at least as much space for walks, drives, and lawn space as the square footage contained in the building.

423.3 The building site shall be inspected and approved by the Division before construction is begun.

424 SUBMISSION OF PLANS, SPECIFICATIONS, AND ESTIMATES

424.1 When construction is contemplated either for new buildings, additions, or major alterations in excess of One-Hundred-Thousand dollars ($100,000), plans and specifications shall be submitted in duplicate one (1) to the OLTC and one (1) to the Plumbing Division of the Arkansas Department of Health, for review, along with a copy of the statement of approval from the Comprehensive Health Planning Agency. Final plan approval will be given by the OLTC.

424.2 Such plans and specifications should be prepared by a registered professional engineer or an architect licensed in the State of Arkansas (Act 270 of 1941 as amended) and should be drawn to scale with the title and date shown thereon. The Division shall be a minimum of three (3) weeks to review the drawing and specifications and submit their comments to the applicant. Any proposed deviations from the approved plans and specifications shall be submitted to the Division prior to making any changes. Construction cannot start until approval of plans and specifications have been
reviewed from the Division. The Division shall be notified as soon as construction of a new building or alteration to an existing facility is started.

424.3 An estimate shall accompany all working plans and specifications when the total cost of construction is more than One-Hundred-Thousand dollars ($100,000).

424.4 Representatives from the Division shall have access to the construction premises and the construction project for purposes of making whatever inspections deemed necessary throughout the course of construction.

425 PLANS AND SPECIFICATIONS

425.4 All institutions licensed under these standards shall be designated and constructed to substantially comply with pertinent local and state laws, codes, ordinances, and standards. All new nursing home construction shall be in accordance with requirements of Section 10-132 if NFPA Standard 101, 1973 edition. Plans shall be submitted to the Division in the following stages.

425.1.1 Preliminary Submission Architect preparing plans should contact Office of Long Term Care for preliminary review.

425.1.2 Final Submission

Step (1) Working drawings and specifications which shall be well prepared so that clear and distinct prints may be obtained; accurate dimensions and including all necessary explanatory notes, schedules and legends. Working drawings shall be complete and adequate for contract purposes. Separate drawings shall be prepared for each of the following branches of work; architectural, structural, mechanical and electrical; and shall include the following:

- Approved plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new buildings and structures, roadways, walks, and the extent of the areas to be seeded. All structures and improvements which are to be removed under the construction contract shall be shown. A print of the survey shall be included with the working drawings.

- Plan of each floor and roof.

- Elevations of each façade.

- Sections through building

- Scale and full size details as necessary to properly indicate portions of the work.

- Schedule of finishes.

Step (2) Equipment Drawings: Large scale drawings of typical and special rooms indicating all fixed equipment and major items of furniture and movable equipment.

Step (3) Structural Drawings:

- Plans of foundations, floors, roofs, and all intermediate levels shall show a complete design with sizes, sections, and the relative location of the various members. Schedule of beams, girders, and columns shall be included.
Floor levels, column centers, and offsets shall be dimensioned.

Special openings and pipe sleeves shall be dimensioned or otherwise noted for easy reference.

Details of all special connections, assemblies, and expansion joints shall be given.

Step (4) Mechanical Drawings: The drawings with specifications shall show the complete heating, steam piping and ventilation systems, plumbing, drainage and standpipe system, and laundry.

Heating, steam piping, and air-conditioning systems.

1. Radiators and steam heated equipment, such as sterilizers, warmers, and steam tables.

2. Heating and steam mains and branches with pipe sizes.

3. Sizes, types, and heating surfaces of boilers, furnaces, with stokers and oil burners, if any.

4. Pumps, tanks, boiler breeching and piping and boiler room accessories.

5. Air-conditioning systems with required equipment, water and refrigerant piping, and ducts.

6. Exhaust and supply ventilating systems with steam connections and piping.

7. Air quantities for all room supply and exhaust ventilating duct openings.

Plumbing, drainage, and standpipe systems:

1. Size and elevation of: Street sewer, house sewer, house drains, street water main and water service into the building.

2. Locations and size of soil, waste, and vent stacks with connections to house drains, clean outs, fixtures, and equipment.

3. Size and location of hot, cold and circulating mains, branches and risers from the service entrance and tanks.

4. Riser diagram to show all plumbing stacks with vents, water risers, and fixture connections.

5. Gas, oxygen, and special connections.

6. Plumbing fixtures and equipment which require water and drain connections.

Elevators and dumbwaiters: Details and dimensions of shaft, pit and machine room; sizes of car platform and doors.

Kitchens, laundry, refrigeration and laboratories; These shall be detailed at a satisfactory scale to show the location, size, and connections of all fixed equipment.

Step (5) Electrical Drawings:

Drawings shall show all electrical wirings, outlets, smoke detectors, and equipment which require electrical connections.
Electrical Service entrances with switches, and feeders to the public service feeders shall be shown.

Plan and diagram showing main switchboard power panels, light panels, and equipment.

Light outlets, receptacles, switches, power outlets, and circuits.

Nurses’ call systems with outlets for beds, duty stations, door signal lights, enunciators, and wiring diagrams.

Fire alarm system with stations, signal devices, control board and wiring diagrams.

Emergency electrical system with outlets, transfer switch, source of supply, feeders and circuits.

Step (6) Specifications: Specifications shall supplement the drawings to fully describe types, sizes, capacities, workmanships, finishes, and other characteristics of all materials and equipment and shall include the following:

Cover or title sheet

Index

General conditions

General Requirements

Sections describing material and workmanship in detail for each class of work.

426 CODES AND STANDARDS The following codes and standards are incorporated into and made a part of these regulations:


426.2 The 1967-68 edition of the National Fire Code (NFPA) applies to existing facilities which met such standards as of June 1, 1976.

426.3 American National Standards Institute (ANSI) Standard No. A117.1, American Standard Specifications for making building and facilities accessible to, and usable by, the physically handicapped.

426.4 Arkansas State Plumbing Code.

426.5 Fire Resistance Index 1971, Underwriters Laboratories, Inc.

426.6 Handbook of Fundamentals, American Society of Heating, Refrigeration and Air conditioning Engineers (ASHRAE), United Engineer Center, 345 East 47th Street, New York, New York 10017.


426.9 Minimum Power Supply Requirements, Bulletin No. XR4-10 National Electrical Manufacturers Association (NEMA) 155 East 44th Street, New York, New York 10017.

443 LIMITATIONS The following limitations shall apply:

443.1 No nursing home shall be connected to any building other than a general hospital, chronic disease hospital, rehabilitation facility, boarding home, adult day care, or Home Health Agency. Upon request from the Office of Long Term Care, supporting documentation must be provided to evidence proper allocation of costs and compliance with all applicable state and federal laws and regulations.

443.2 A nursing home shall not be located within thirty (30) feet from another nonconforming structure or the property line of the facility except where prohibited by local codes.

443.3 Occupancies not under the control of, or not necessary to the administration of a nursing home are prohibited therein with the exception of the residence of the owner or manager.