(n) Additions and alterations or repairs to existing buildings.

(1) Where the structure was in use for this type occupancy prior to the effective date of this chapter, the director, with discretion, may waive or modify any portion of the standard provided such exceptions do not create a hazard to patients, personnel, or public.

(2) The provisions of this section shall not prohibit the use of equivalent alternate space utilizations, new concepts of plan designs and material or systems if written approval of those alternatives is granted by the director.

(3) Drawings and specifications for all new construction or additions, alterations, or repairs to existing buildings subject to the provisions of this chapter shall be submitted to the director for review and a certificate of need where applicable.

(4) Construction shall not commence prior to the director’s approval of construction drawings and specifications. Construction drawings and specifications shall comply with this chapter, the county fire marshal’s regulations, and with county building codes and ordinances.

(5) The director shall review such submittals and advise the applicant in writing of the determination.

(6) The director may make written recommendations to the applicant for its consideration but the recommendations shall not be considered mandatory.

(7) Unless construction is commenced within the year of the approval of final construction drawings and specifications, the construction drawings and specifications together with their application shall be resubmitted for review and approval.

(8) Minor alterations which do not affect structural integrity, fire safety, or change functional operation, or which do not increase beds or services over that for which the facility is licensed may be submitted by free hand drawings or by more conventional drawings and specifications.

(9) Maintenance and repair routinely performed by the facility shall not require review or approval by the director.

(10) Facilities shall be constructed and maintained in accordance with provisions of state and county zoning, building, fire safety, and sanitation laws and ordinances.