01. **Codes and Standards.** Construction features of all existing facilities shall be in accordance with applicable local, state, and national codes, standards, and regulations in effect at the time of adoption of these rules. (1-1-88)

a. In the event of a conflict of requirement between the codes, the most restrictive shall apply. (1-1-88)

b. In addition, existing facilities shall comply with applicable fire and life safety codes and standards as set forth in Section 106. (12-31-91)

02. **Site Requirements.** The location of an existing facility is controlled by the following criteria: (1-1-88)

a. It shall be served by an all-weather road, kept open to motor vehicles at all times of the year. (1-1-88)

b. It shall be accessible to physician and medical services. (1-1-88)

c. It shall be remote from railroads, factories, airports and similar noise, odor, smoke, dust and other nuisances.

d. It shall be accessible to public utilities. (1-1-88)

e. It shall be in a lawfully constituted fire district. (1-1-88)

f. It shall provide off-street motor vehicle parking at the rate of one (1) space for every three (3) licensed beds. (1-1-88)

121. **NEW CONSTRUCTION STANDARDS.**

01. **Applicability.** These rules apply to: (1-1-88)

a. All new construction of a health care facility. (1-1-88)

b. Conversion of any existing building (not licensed) for use as a health facility or part thereof. (1-1-88)

c. Construction additions to existing licensed health care facilities, e.g., added beds, wings, services, etc. (1-1-88)

d. Any major alterations to a licensed facility. (1-1-88)

e. Modernization and remodeling: (1-1-88)

i. Design and standards of new construction shall be applicable to modernization and remodeling, except that when existing conditions make changes impractical to accomplish, minor deviations from functional requirements (not fire safety and other safety equipments) may be permitted if the intent of the rules is met and if the care and safety of the patients/residents will not be jeopardized. (1-1-88)
ii. When it is not feasible to modernize the entire structure in accordance with these new construction standards, approval may be given for renovations of less than the entire structure if the operation of the facility or the safety of the patients/residents is not jeopardized by the remaining nonconforming section. (1-1-88)

02. Plans, Specifications, and Inspections. New facility construction or any addition, conversion or renovation of an existing facility is governed by the following rules:

a. Prior to commencing work pertaining to construction of new buildings or any additions or structural changes to existing facilities, or conversion of buildings to be used as a facility, plans and specifications shall be submitted to, and approved by, the Department to assure compliance with the applicable construction standards, codes, rules and regulations. (1-1-88)

b. The plans and specifications shall be prepared by, or executed under, the immediate supervision of a licensed architect registered in the state of Idaho. The employment of an architect may be waived by the Department in certain minor alterations. (1-1-88)

c. Preliminary plans shall be submitted and shall include at least the following: (1-1-88)

i. The assignment of all spaces, size of areas and rooms, and indicated in outline the fixed and movable equipment and furniture. (1-1-88)

ii. The plans shall be drawn at a scale sufficiently large to clearly present the proposed design, but not less than a scale of one-eighth inch (1/8") equals one foot (1'). (1-1-88)

iii. The drawings shall include a plan for each floor, including the basement or ground floor; approach or site plan, showing roads, parking areas, sidewalks, etc. (1-1-88)

iv. The total floor area and number of beds shall be computed and noted on the drawings. (1-1-88)

v. Outline specifications shall provide a general description of the construction, including interior finishes; acoustical material, its extent and type and heating, electrical and ventilation systems. (1-1-88)

d. Before commencing construction, the working drawings shall be developed in close cooperation with, and approved by, the Department and other appropriate agencies. (1-1-88)

i. Working drawings and specifications shall be well prepared so that clear, distinct prints may be obtained, accurately dimensioned, and shall include all necessary explanatory notes, schedules, legends, and stamped with the licensed architect's seal. (1-1-88)

ii. Working drawings shall be complete and adequate for contract purposes. Separate drawings shall be prepared for each of the following branches of work: architectural, mechanical and electrical. (1-1-88)

e. Prior to occupancy, the facility shall be inspected and approved by the licensing agency. The agency shall be notified at least two (2) weeks prior to completion in order to schedule a final inspection. (1-1-88)
03. **Codes and Standards.** New construction features shall be in accordance with applicable local, state and national standards, codes and regulations in effect at the time of the construction, addition, remodeling or renovation. (1-1-88)

a. In the event of a conflict of requirements between codes, the most restrictive shall apply. (1-1-88)

b. Compliance with the applicable provisions of the following codes and standards will be required by, and reviewed for, by this agency: (1-1-88) i. The Life Safety Code, 1985 edition, and referenced publications (see Section 106). (12-31-91)


04. **Site Requirements.** The location of all new facilities or conversion of existing buildings is controlled by the following criteria: (1-1-88)

a. It shall be adjacent to an all-weather road(s). (1-1-88)

b. It shall be accessible to physician's services and medical facilities. (1-1-88)

c. It shall be accessible to public utilities. (1-1-88)

d. It shall be in a lawfully constituted fire district. (1-1-88)

e. Each facility shall have parking space to satisfy the minimum needs of patients/residents, employees, staff and visitors. In the absence of a local requirement, each facility shall provide not less than one (1) space for each day shift staff member and employee, plus one (1) space for each five (5) patient/resident beds. This ratio may be reduced in areas convenient to a public transportation system or to public parking facilities provided that approval of any reduction is obtained from the appropriate state agency. Space shall be provided for emergency and delivery vehicles. (1-1-88)