E. GENERAL CONSTRUCTION: All capital investment plans subject to these regulations, shall be submitted to the Department for review and approval.

(1) One copy of preliminary or schematic plans shall be submitted to the Department for review and approval.

(1) One copy of final plans and specifications which are used for bidding purposes shall be submitted to the Department for review and approval before construction is started. Plans must be prepared and stamped by an architect registered in the State of New Mexico.

(3) If on-site construction above the foundation is not started within twelve (12) months of the date of approval of the final plans and specifications, the approval under these regulations shall be void and the plans and specifications shall be resubmitted for reconsideration of approval.

(4) Any changes in the approved final plans affecting the application of the requirements of this subchapter shall be shown on the approved final plans and shall be submitted to the Department for approval before construction is undertaken. The Department shall notify the facility in writing of any conflict with this subchapter found in its review of modified plans and specifications.

(5) General: Projects involving alterations of and additions to existing buildings shall be programmed and phased so that on-site construction will minimize disruptions of existing functions. Access, exit ways, and fire protection shall be so maintained that the safety of the occupants will not jeopardized during construction.

(6) Minimum requirements: All requirements listed in New Construction, relating to new construction projects, are applicable to renovation projects involving additions or alterations, except that when existing conditions make changes impractical to accomplish, minor deviations from functional requirements may be permitted if the intent of the requirements is met and if the care and safety of patients will not be jeopardized.

(7) Non-conforming conditions: When doing renovation work, if it is found to be unfeasible to correct all of the nonconforming conditions in the existing facility in accordance with these standards, acceptable compliance status may be recognized by the Licensing Agency if the operation of the facility, necessary access by the handicapped, and safety of the patients, are not jeopardized by the remaining non-conforming conditions.

(8) Note #1: Plan approval by Construction Industries Division, labor and human relations under these regulations is also required for any new construction or remodeling.

(9) Note #2: Copies of the 1967, 1973, and 1981 Life Safety Codes and related codes can be obtained from the National Fire Protection Association, Battery March Park, Quincy, PA 02269.

F. CONSTRUCTIONS AND INSPECTIONS:
(1) General: Construction, of other than minor alterations, shall not be commenced until plan-review deficiencies have been satisfactorily resolved.

(a) The completed construction shall be in compliance with the approved drawings and specifications, including all addenda or modifications approved for the project.

(b) A final inspection of the facility will be scheduled for the purpose of verifying compliance with the approved drawings and specifications including all addenda or modifications approved for the project.

(2) In addition to compliance with these standards, all other applicable building codes, ordinances, and regulations under city, county, or other state agency jurisdiction shall be observed. Compliance with local codes shall be prerequisite for licensing. In areas not subject to local building codes, the state building codes, as adopted, shall apply insofar as such codes are not in conflict with these standards.

(a) New Construction is governed by the current editions of the following Codes Standards:

(b) Uniform Building Code (UBC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), National Fire Protection Association Standards (NFPA), American National Standard Institute (ANSI), American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), Department of Health and Human Services (DHHS) Guidelines for Construction and Equipment of Hospital and Medical Facilities.

A. ZONING: The site shall adhere to local zoning regulations.

7.9.2.87 SUBMISSION OF PLANS AND SPECIFICATIONS: For all new construction:

A. One copy of schematic and preliminary plans shall be submitted to the Department for review and approval of the functional layout.

B. One copy of working plans and specifications shall be submitted to and approved by the Department before construction is begun. The Department shall notify the facility in writing of any divergence in the plans and specifications, as submitted, from the prevailing rules.

C. The plans specified in Section 7.9.2.87 shall show the general arrangement of the buildings, including a room schedule and fixed equipment for each room and a listing of room numbers, together with other pertinent information. Plans submitted shall be drawn to scale.

D. Any changes in the approved working plans affecting the application of the requirements herein established shall be shown on the approved working plans and shall be submitted to the Department for approval before construction is undertaken. The Department shall notify the facility in writing of any divergence in the plans and specifications as submitted, from the prevailing rules.

E. If on-site construction above the foundation is not started within six (6) months of the date of approval of the working plans and specifications under Section 7.9.2.87.B, the approval shall be void and the plans and specifications shall be resubmitted for reconsideration of approval.

F. If there are no divergences from the prevailing rules, the Department shall provide the facility with written approval of the plans as submitted.