§ 205.4. Building plans.

(a) There may be no new construction of a facility without the Department’s approval of final plans. There may be no alterations or additions to an existing building or conversion of a building or facility made prior to the Department’s approval of final plans.

(b) Plans, including architectural, mechanical and electrical plans, shall include requested changes and shall be submitted to the Department for final approval before construction, alterations or remodeling begins.

(c) The licensee or prospective licensee shall have the opportunity to present and discuss purposes and plans concerning the requested changes indicated on the architectural plans with the Department. If differences occur and cannot be resolved, administrative hearing may be sought under 1 Pa. Code Part II (relating to General Rules of Administrative Practice and Procedure).

(d) Plans shall be resubmitted to the Department for approval if construction or alteration has not been started within 24 months from the date the plans received final approval.

(e) Plans submitted to the Department for approval shall include the following items:

1. Wall sections and details, including stairs, location and fastening of handrails and grab bars.
2. Mechanical and electrical drawings.
3. Schedules of room finishes, door type and size, plumbing fixtures, electrical fixtures and special equipment, such as sterilizers, kitchen equipment and the like.
4. Site plan—1 inch equals 40 feet—indicating new and existing structures, roads, services, walls and north arrow.
5. Floor plans using a minimum of 1/8 inch scale.
6. One-fourth inch scale layout: main kitchen, nurse’s station, utility room, physical therapy room, occupational therapy room and the like.
7. One-fourth inch scale layout: typical bedroom, indicating window, door, radiator, air conditioner, electrical outlets, permanent fixtures, furniture placement or other pertinent information; typical bathroom; and a toilet room.
8. Exterior elevation.
9. Wall section, typical.
10. Plans shall be on drawing sheets at least 15 by 24 inches and not exceed 32 by 42 inches in size including the borders.