Housekeeping/Laundry/Maintenance

420.3.8.2 Facility laundry. A facility laundry area shall be provided that shall have provisions for the storing and processing of clean and soiled linen for appropriate resident care. Processing may be done within the facility, in a separate building on or off site, or in a commercial or shared laundry. Where soiled linen is processed as part of a facility laundry area, at a minimum, the following elements shall be included:

420.3.8.2.1 A separate room for receiving and holding soiled linen until ready for pickup or processing shall be provided. Discharge from soiled linen chutes may be received within this room or in a separate room. A hand-washing facility and a utility sink shall be provided.

420.3.8.2.2 A central, clean linen storage and issuing room(s), in addition to the linen storage required at the nursing units shall be provided.

420.3.8.2.3 Parking of clean and soiled linen carts in separate areas from each other and out of traffic shall be provided.

420.3.8.2.4 Hand-washing facilities in each area where untagged, soiled linen is handled shall be provided.

420.3.8.2.5 When linen is processed off site a service entrance protected from inclement weather for loading and unloading of linen shall be provided.

420.3.8.2.6 When linen is processed in a laundry facility located on site the following additional elements shall be provided:

420.3.8.2.6.1 A laundry processing room(s), separated by walls from other elements of the laundry, with commercial-type laundry equipment for washing and drying. Walls separating the functions of washing and drying are not required.

420.3.8.2.6.2 Storage for laundry supplies.

420.3.8.2.6.3 Arrangement of the laundry processes shall generally provide for an orderly workflow from dirty to clean to minimize cross traffic that might mix clean and soiled operations.

420.3.8.2.7 If the household design model for person centered care is utilized and if required by the functional program, resident laundry facilities including washing and drying equipment shall be provided for staff, family or individual resident use for the laundering only of a resident's personal items. If these laundry facilities are provided, they shall be readily accessible from each resident household without requiring the user to enter another resident unit, or floor and may be shared between two resident households. These resident laundry facilities shall not have to meet the requirements of the facility laundry described in Section 420.3.8.2 and may utilize residential laundry equipment. Each resident laundry room or area shall contain a hand wash facility and if required by the functional program a single deep bowl utility sink.
**420.3.9 Housekeeping rooms/janitor’s closets.**

420.3.9.1 Housekeeping rooms or janitor’s closets shall be provided throughout the facility as required to maintain a clean and sanitary environment but not less than one housekeeping room/janitor’s closet shall be provided for each floor in addition to the housekeeping room required in the facility dietary area. Each room has storage space for housekeeping equipment and supplies. A service sink shall be provided in at least one housekeeping room or janitor’s closet on each floor.

1. The facility shall provide a safe, clean, comfortable, and homelike environment, which allows the resident to use his or her personal belongings to the extent possible.

2. The facility shall provide:

   a. Housekeeping and maintenance services necessary to maintain a sanitary, orderly, and comfortable interior;

   b. Clean bed and bath linens that are in good condition;

**Staff Area**

420.3.6 Staff support areas.

420.3.6.1 If required by the functional program of the facility, a staff lounge area(s) shall be provided. It may be shared by multiple resident units if the lounge is located so it is accessible without requiring the user to enter into or through any other resident unit.

420.3.6.2 A staff toilet room with hand-washing facilities shall be provided conveniently located to each resident unit.

420.3.6.3 Lockable closets, drawers or compartments shall be provided on the resident unit for staff and may be located in the lounge for safekeeping of staff personal effects.

420.3.6.4 A conference or consultation room for resident and family use shall be provided and may be shared between resident units.

420.3.7 Administrative and public area. Each administrative and public area shall meet the following standards:

420.3.7.2 An administrative/lobby area shall be provided that shall include a counter or desk for reception and information, a public waiting area. This function may be located in a separate building on the campus of the facility. Public toilet facilities, public telephone and an electric drinking fountain for this area shall be provided in accordance with the Florida Plumbing Code. Residents shall have access to toilet facilities in public areas.

420.3.7.3 General offices shall be provided for business transactions, admissions, social services, private interviews, medical and financial records, and administrative and professional staff. Clerical files and staff office space shall be provided as needed. At a minimum there shall be a private office for the administrator and director of nursing.
420.3.7.4 At least one multipurpose room per nursing home facility shall be provided for conferences, meetings, and health education purposes, and shall include provisions for the use of visual aids. This room may be remotely located on the campus and shall have a minimum area of 120 square feet (11.15 m²).

420.3.7.5 Storage for office equipment and supplies shall be provided

**Corridors, Floors, and Signage**

420.3.11.1 Potential hazards such as sharp corners, loose laid rugs or carpets, shall not be permitted.

420.3.11.2 Doors to all rooms containing bathtubs, showers, and water closets for resident use located in double occupancy rooms or are shared between two single occupancy rooms, shall be equipped with privacy hardware that permits emergency access without the use of keys. When such room has only one entrance and is equipped with a swing door, the door shall open outward, or be equipped with emergency release hardware. When emergency release hardware is utilized on a swing door located in a public area, it shall provide visual privacy for the resident and if required by other sections of this code, be smoke resistive.

420.3.11.3 Interior corridor doors, except those to small closets, janitor’s closets, electrical or mechanical rooms, housekeeping closets and other small rooms not subject to occupancy, shall not swing into the corridor. A door located on the exit access corridor, and required to swing outward, shall open into an alcove.

420.3.11.4 A sliding door equipped with sliding hardware located on the resident room side of the wall shall be permitted on an individual resident toilet or bathroom. If a sliding door is used on a resident toilet or bathroom, a D-shaped handle at least 4 inches (10.16 cm) long shall be provided to open the door.

420.3.11.5 Door thresholds except where required at exterior doors, and expansion joint covers shall be designed to facilitate use of wheelchairs and carts and to prevent tripping and shall provide a smooth and level transition from surface-to-surface.

420.3.11.7 Handrails shall be provided on both sides of all corridors that are defined by walls and normally used by residents. Mounting height shall be between 36 inches (0.91m) and 42 inches (1.57 m). A clearance of 1½ inches (38 mm) shall be provided between the handrail and the wall. Handrails shall be designed without sharp corners, edges or hardware and shall permit easy grasping by the resident with a maximum diameter of 1.5 inches (38 mm). It shall be designed to provide a profile with a surface wide enough for the resident to be able to lean on the rail to rest. Rail ends shall return to the wall.

420.3.11.15 The minimum ceiling height throughout the facility shall be 8 feet (2.44 m) above the finished floor with the following exceptions:

420.3.11.15.1 Steam boiler and hot water generator rooms shall have ceiling clearances of at least 2 feet 6 inches (0.76 m) above the main header and connecting pipe.

420.3.11.15.2 Ceilings in storage rooms, resident room entrance vestibules and toilet rooms shall be at least 7 feet 6 inches (2.33 m) above the finished floor.
420.3.11.15.3 Ceilings in normally unoccupied spaces and alcoves may be reduced to 7 feet (2.13 m) above the finished floor.

420.3.11.15.4 Ceilings in exit access corridors and exit passageways shall be a minimum of 8 feet (2.44 m) above the finished floor.

420.3.11.17 Floor material shall be readily cleanable and appropriate for the location. Floor surfaces in resident-use areas shall be non-glossy to minimize glare. If composition floor tiles are used, the interstices shall be tight.

420.3.11.17.1 In residential care and sleeping areas, a base shall be provided at the floor line.

420.3.11.17.2 Floors in areas used for food preparation and assembly shall be water resistant. Floor surfaces, including tile joints, shall be resistant to food acids. In all areas subject to frequent wet-cleaning methods, floor materials shall not be physically affected by germicidal cleaning solutions.

420.3.11.17.3 Floors subject to traffic while wet, such as shower and bath areas, kitchens, and similar work areas, shall have a slip resistant surface and floor-to-base intersections shall be watertight.

420.3.11.17.4 Carpet and padding in resident areas shall be stretched tight, in good repair and free of loose edges or wrinkles that might create hazards or interfere with the operation of wheelchairs, walkers or wheeled carts.

420.3.11.18 Wall finishes shall be washable and, if near plumbing fixtures, shall be smooth and have a moisture-resistant finish. Finish, trim, walls, and floor constructions in dietary and food storage areas shall be free from rodent and insect harboring spaces.

420.3.11.18.1 Basic wall construction in areas not subject to conditioned air shall be constructed of masonry, cement plaster or moisture-resistant gypsum wallboard.

420.3.11.18.2 The finishes of all exposed ceilings and ceiling structures in the dietary facilities area shall be readily cleanable with routine housekeeping equipment.

420.3.11.18.3 Highly polished walls or wall finishes that create glare shall be avoided.

420.3.11.18.4 Wall coverings that promote the growth of mold and mildew shall be avoided on exterior walls or on walls that are located in normally wet locations.

420.3.23 Receptacles.

420.3.23.2 Duplex receptacles for general use shall be installed in all general purpose corridors, approximately 50 feet (15.24 m) apart and within 25 feet (7.52 m) of corridor ends.

Lighting, Noise, Temperature (HVAC), and Odors

420.3.10 Engineering service and equipment areas.

420.3.10.1 Room(s) or separate building(s) for boilers, mechanical and electrical equipment shall be provided as required.
420.3.10.2 Room(s) for the storage of building maintenance supplies and solvents shall be provided. On site safe and secure storage for the facility drawings, records and manuals shall be provided.

420.3.10.3 A general maintenance area for repair and maintenance shall be provided as required.

420.3.10.4 Yard equipment and supply storage room, if provided, shall be located so that equipment may be moved directly to the exterior.

420.3.11.16 In addition to the electric drinking fountain in the administrative/lobby area in Section 420.3.7.2, a minimum of one electric drinking fountain shall be provided per resident floor unless drinking water is available from the resident dietary area.

420.3.12.1 All buildings having resident use areas on more than one floor shall have hospital-type electric or hydraulic elevator(s) that shall be in compliance with the requirements of Chapter 30 of this code and Chapter 69A-47, Florida Administrative Code, "Uniform Fire Safety Standards for Elevators."

420.3.12.2 In the absence of an engineered traffic study, the minimum number of elevators shall be as follows:

420.3.12.2.1 At least one elevator shall be installed where resident beds are located on any floor other than the main entrance floor.

420.3.12.2.2 When 60 to 200 resident beds are located on floors other than the main entrance floor, at least two elevators, one of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.3 When 201 to 350 resident beds are located on floors other than main entrance floor, at least three elevators, two of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.4 For facilities with more than 350 resident beds above the main entrance floor, the number of elevators shall be determined from a facility plan study and from the estimated vertical transportation requirements.

420.3.12.3 Cars of elevators shall have inside dimensions that accommodate a resident bed with attendants. Cars shall be at least 5 feet (1.52 m) wide by 7 feet 6 inches (2.29 m) deep. The car door shall have a clear opening of not less than 4 feet (1.22 m).

420.3.12.4 Elevator call buttons shall not be activated by heat or smoke. If employed, light beam door activators shall be used in combination with door-edge safety devices and shall be connected to a system of smoke detectors such that the light control feature will disengage or be overridden if it encounters smoke at any landing.

420.3.13 Water supply and sewage disposal.

420.3.13.1 An approved, accessible, adequate, safe and potable supply of water shall be provided. The water supply shall be accessible and available at all times for drinking, fire protection, culinary, bathing, cleaning and laundry purposes.
420.3.13.2 Hot water shall be supplied to all lavatory and sink plumbing fixtures available for use by residents and staff.

420.3.13.3 An approved, adequate and safe method of sewage collection, treatment and disposal shall be provided for each nursing home.

420.3.14 **Heating, Ventilating and air-conditioning (HVAC) systems.** In addition to the basic HVAC system requirements as described by Part 6, ANSI/ASHRAE/ASHE Standard 170-2008: Ventilation of Health Care Facilities of the *Guidelines*, the following specific elements are also required.

420.3.14.1 Mechanical equipment shall be defined as equipment utilized in air-conditioning, heating, ventilating systems and associated electrical, electronic and pneumatic components required for the mechanical equipment to provide the function intended by the application of the equipment. New and existing equipment replacements shall comply with these requirements.

420.3.14.2 Mechanical equipment shall be installed exterior of the building, to include the roof, in a designated equipment room(s), or in a space(s) located in an attic(s). (4156 A5)

420.3.14.3 If the unit serves only one room it may be located above the ceiling and shall be accessible through an access opening in accordance with this code. Access panels are not required for lay-in ceiling installations, provided the service functions are not obstructed by other above-ceiling construction, such as electrical conduits, piping, audio visual cabling and like equipment components or supports.

420.3.14.4 Ventilation shall be provided by mechanical means in all rooms in new facilities and in all renovated or remodeled rooms. The minimum air quantities and filtration efficiencies shall be met as set forth in Part 6 of the Guidelines and Table 4.1-1 Ventilation Requirements for Areas Affecting Resident Care in Nursing Homes of the *Guidelines* for those spaces that are listed. (4156 A5)

420.3.14.5 For spaces listed in the minimum ventilated rate table, central station type air-handling equipment shall be used. Package terminal air-conditioning units or fan coils may be used to serve resident rooms and shall be provided with MERV 8 filters minimum. (4156 A5)

420.3.14.6 System designs utilizing fan coil or package terminal air-conditioning units shall have the outdoor air ventilation damper permanently closed. The ventilation requirement shall be satisfied by a central station type air handling unit provided with MERV 8 filter minimum or as required by the listed space served. Spaces designated for the exclusive use of physical plant personnel need not comply with this requirement. (4156 A5)

420.3.14.7 Administrative and other staff-only areas shall be provided with outside air at the minimum rate of 20 cfm (9.43 L/s) per person, and the central system shall have a minimum of 30 percent ASHRAE dust spot efficiency filter.

420.3.14.8 All outdoor air intakes shall be located a minimum of 3 feet (0.91 m) above surrounding surfaces and a minimum of 10 feet (3.05 m) horizontally from any exhaust air or plumbing vent.
420.3.14.9 All filters in systems in excess of 1000 cfm (28.32 m3/min) capacity shall be installed with differential pressure gauges. The filter gauge shall have the range of acceptable filter operation clearly and permanently indicated.

420.3.14.10 Filter housings for MERV 13 efficiency filters shall be fully gasketed and sealed with mechanical latching devices capable of exerting and maintaining a continuous, uniform sealing pressure on the filter media when in the latched, closed position. (4156 A5)

420.3.14.11 The transfer of air quantities through one space to an adjacent space is not permitted except that the transfer of air to maintain space relative pressure by the under cutting of doors is permitted. The maximum allowable air quantity for door undercuts shall be 75 cfm (35.38 L/s) for single door widths up to 44 inches (1117 mm).

420.3.14.12 Space relative pressure requirements shall be maintained throughout the entire system control range where variable volume systems are utilized.

420.3.14.13 Spaces having exhaust hoods shall have sufficient make-up supply air such that the required pressure relationship will not be affected by the operation of the hood.

420.3.14.14 All supply, return and exhaust ventilation fans shall operate continuously. Dietary hood, laundry area, administrative areas that are separated from all resident areas and support areas and maintenance area supply and exhaust fans shall be exempted from continuous operation.

420.3.14.15 Cooling coil condensate shall be piped to a roof drain, floor drain or other approved location.

420.3.14.16 Each new resident sleeping room or resident sleeping area that is separated by a permanent partition and door shall be provided with a separate thermostat to provide individual adjustment of room or area temperature.

420.3.15 Exhaust.

420.3.15.1 Exhaust fans and other fans operating in conjunction with a negative duct system pressure shall be located at the discharge end of the system. Fans located immediately within the building located at the end of all exhaust ducts shall be permitted. Existing, nonconforming systems need not be brought into compliance when equipment is replaced due to equipment failure.

420.3.15.2 Exhaust hoods in food preparation areas shall be listed or certified by a nationally recognized testing laboratory (NRTL).

420.3.16 Ducts.

420.3.16.1 All new facility construction shall have totally ducted supply, return, exhaust and outside air systems including areas of all occupancy classifications.

420.3.16.2 In new construction, duct system risers penetrating more than one floor shall be installed in vertical fire-rated shafts. Horizontal offsets of the risers shall not be allowed. Fire/smoke dampers shall be installed at duct penetrations of the chase. Existing nonconforming systems shall be brought into compliance when remodel or renovation work is proposed.

420.3.17 Fan and damper control during fire alarm.
420.3.17.1 During an automatic fire alarm activation, or the activation of a duct smoke detector, fan systems and fan equipment serving more than one room shall be stopped to prevent the movement of smoke by mechanical means from the zone in alarm to adjacent smoke zones. (4156 A5)

420.3.17.2 Air-handling and fan coil units serving exit access corridors for the zone in alarm shall shut down upon fire alarm.

420.3.17.3 Smoke or fire/smoke dampers shall close upon fire alarm and upon manual shutdown of the associated supply, return or exhaust fan.

420.3.18 Plumbing.

420.3.18.1 All plumbing fixtures provided in spaces shall conform to the requirements of Table 420.3.18.1 of plumbing fixtures and minimum trim.

420.3.18.2 The temperature of hot water supplied to resident and staff use lavatories, showers and bath shall be between 105°F (41°C) and 115°F (46°C) at the discharge end of the fixture.

420.3.18.3 Wall-mounted water closets, lavatories, drinking fountains and hand-washing facilities shall be attached to floor-mounted carriers and shall withstand an applied vertical load of a minimum of 250 pounds (113.39 kg) to the front of the fixture.

420.3.18.4 Grease interceptors shall be located outside of the building.

420.3.18.5 Provide deep seal traps for floor drains in resident showers.

420.3.18.6 Food preparation sinks, pot washing, dishwashers, janitor sinks, floor drains, and cart and can wash drains shall run through the grease trap. Garbage disposers shall not run through the grease trap.

420.3.18.7 Ice machines, rinse sinks, dishwashers, and beverage dispenser drip receptacles shall be indirectly wasted.

420.3.18.8 Each water service main, branch main, riser and branch to a group of fixtures shall have valves. Stop valves shall be provided for each fixture. Panels for valve access shall be provided at all valves.

420.3.18.9 Backflow preventers (vacuum breakers) shall be installed on bedpan-rinsing attachments, hose bibs and supply nozzles used for connection of hoses or tubing in housekeeping sinks and similar applications.

420.3.18.10 A backflow preventer shall be installed on the facility main water source(s).

420.3.18.11 All piping, except control-line tubing, shall be identified. All valves shall be tagged, and a valve schedule shall be provided to the facility owner for permanent record and reference.

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**FIXTURE LEGEND**

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**TABLE 420.3.18.1**
**FIXTURE LEGEND**

1. Hot and cold supplies.

2. Hot and cold supplies with wrist blades from 31/2 inches (89 mm) to 41/2 inches (114 mm) in length or foot or knee control and a gooseneck spout with discharge a minimum of 5 inches (127 mm) above the fixture rim.

3. Hot and cold supplies with elbow blades a minimum of 6 inches (152 mm) long or foot or knee control.

4. Bedpan rinsing attachment, cold water only. If required by the functional program of the facility.

5. Cold supply.

6. Hot and cold supplies with hose connection and backflow preventer.

7. Hot water supply.

**NOTES:**

1. Mixing valves used in shower applications shall be of the balanced-pressure type design.

2. If eye wash stations are provided, they shall be installed in accordance with American National Standards Institute (ANSI) Z358.1 for Emergency Eyewash and Shower Equipment.

420.3.19 Medical gas and vacuum systems.

420.3.19.1 Provide a medical gas and vacuum system in conformance with the requirements for a Nursing Home as described in NFPA 99, *Health Care Facilities*.

420.3.19.2 Provide a dedicated area for the location of the oxygen system emergency supply source with an impervious, noncombustible, nonpetroleum-based surface located adjacent to the emergency low pressure gaseous oxygen inlet connection. Provision shall be made for securing the vessel to protect it from accidental damage.

420.3.20 Fire pump. (Where required).

420.3.20.1 Fire pumps and ancillary equipment shall be separated from other functions by construction having a 2-hour fire-resistance rating.

420.3.20.2 The fire pump normal service disconnect shall be rated to hold locked rotor current. If the approved normal service disconnect is located on the exterior, it shall be supervised by connection to the fire pump remote annunciator and shall provide a separate fire alarm system trouble indication.

420.3.20.3 When the fire pump is placed on the emergency system in addition to the normal supply, the emergency feeder protective device shall be sized in accordance with maximum rating or settings of Chapter 27 of the *Florida Building Code, Building*.

420.3.20.4 The fire pump transfer switch may be either manual or automatic. If located on the line side of the controller as a separate unit, the switch must be rated for the pump motor locked rotor current indefinitely and must be located in the pump room.
420.3.20.5 Combination fire pump controller and transfer switch units listed by the Underwriter’s Laboratories, Inc., as prescribed by Chapter 27 of the Florida Building Code, Building are acceptable when the transfer switch has exposable and replaceable contacts, not circuit breaker types, rated for the available short-circuit current.

420.3.20.6 The fire pump shall be installed in a readily accessible location. When it is located on the grade level floor, there shall be direct access from the exterior.

420.3.21 Electrical requirements.

420.3.21.1 All material, including equipment, conductors, controls, and signaling devices, shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facility requirements as shown in the specifications and as indicated on the plans. All materials and equipment shall be listed as complying with applicable standards of Underwriter’s Laboratories, Inc., or other nationally recognized testing facilities. Field labeling of equipment and materials will be permitted only when provided by a nationally recognized testing laboratory (NRTL) that has been certified by the Occupational Safety and Health Administration (OSHA) for that referenced standard.

420.3.21.2 For purposes of this section, a resident room, a resident therapy area or an examination room shall be considered a "patient care area" as described in NFPA 99 Health Care Facilities, and Chapter 27, Electrical Systems, of this code.

420.3.21.3 Panels located in spaces subject to storage shall have the clear working space per Chapter 27, Electrical Systems, of this code, permanently marked "ELECTRICAL—NOT FOR STORAGE" with a line outlining the required clear working space on the floor and wall.

420.3.21.4 Panel boards shall not be located in an exit access corridor or in an unenclosed space or area that is open to an exit access corridor. Panel boards may be located inside of a room or closet that opens into an exit access corridor only when the room or closet is separated from the exit access corridor by a partition and door that comply with this code. (4156 A5)

420.3.21.5 There shall be documentation for equipotential grounding in all patient care areas, building service ground electrode systems, lightning protection ground terminals and special systems such as fire alarm, nurse call, paging, generator, emergency power and breaker coordination.

420.3.22 Lighting.

420.3.22.1 All spaces occupied by people, machinery and equipment within buildings, approaches to buildings and parking lots shall have electric lighting.

420.3.22.2 Resident bedrooms shall have general lighting from ceiling mounted fixtures, floor lamp fixtures or table mounted fixtures. Separate fixed night lighting shall be provided. The night-light shall have a switch at the entrance to each resident’s room or separate sleeping area. A reading light shall be provided for each resident. Resident reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminary. Wall-mounted switches for control of lighting in resident areas shall be of quiet operating type.
420.3.22.3 All lighting in the resident use areas including corridors, shared spaces, treatment areas, sleeping areas, social areas and living areas shall meet the requirements of RP-28-07 Lighting and the Visual Environment for Senior Living as referenced in Chapter 35 of this code.

420.3.22.4 All general resident room lighting and all corridor lighting used by residents shall be designed to minimize glare such as indirect lighting.

420.3.24 Fire alarm systems.

420.3.24.1 A fire alarm annunciator panel shall be provided at a single designated 24-hour monitored location. The panel shall indicate audibly and visually, the zone of actuation of the alarm and system trouble. As a minimum, devices located in each smoke compartment shall be interconnected as a separate fire alarm zone. Annunciator wiring shall be supervised. Annunciator shall clearly indicate the zone location of the alarm. Provide an adjacent zone location map to quickly locate alarm condition.

420.3.26 Essential electrical system.

420.3.26.1 A Type 1 essential electrical system shall be provided in all nursing homes as described in NFPA 99, Health Care Facilities. The emergency power for this system shall meet the requirements of a Level 1, Type 10, Class 48 generator as described in NFPA 110, Emergency Standby Power Systems.

420.3.26.3 The generator remote annunciator shall be located at a designated 24 hour staffed location.

420.3.26.4 Switches for critical branch lighting shall be completely separate from normal switching. The devices or cover plates shall be of a distinctive color. Critical branch switches may be adjacent to normal switches. Switches for life safety lighting are not permitted except as required for dusk-to-dawn automatic control of exterior lighting fixtures.

420.3.26.5 There shall be selected life safety lighting provided at a minimum of 1 footcandle (10 lux) and designed for automatic dusk-to-dawn operation along the travel paths from the exits to the public way or to safe areas located a minimum of 30 feet (9.14 m) from the building.

420.3.26.6 A minimum of one elevator per bank serving any patient use floor shall be connected to the equipment branch of the essential electric system and arranged for manual or automatic operation during loss of normal power. Elevator cab lighting, controls, and communication and signal systems shall be connected to the life safety branch.

420.3.26.7 If a day tank is provided, it shall be equipped with a dedicated low-level fuel alarm and a manual pump. The alarm shall be located at the generator derangement panel.

420.3.26.8 Transfer switch contacts shall be of the open type and shall be accessible for inspection and replacement.

420.3.26.9 If required by the facility's emergency food plan, there shall be power connected to the equipment branch of the essential electrical system for kitchen refrigerators, freezers and range hood exhaust fans. Selected lighting within the kitchen and dry storage areas shall be connected to the critical branch of the essential electrical system.
420.3.27 Lightning protection.

420.3.27.1 A lightning protection system shall be provided for all new buildings and additions in accordance with NFPA 780, Installation of Lightning Protection Systems.

420.3.27.3 There shall be surge protection for all normal and emergency electrical services.

420.3.27.4 Additional surge protection shall be provided for all low-voltage and power connections to all electronic equipment in critical care areas and life safety systems and equipment such as fire alarm, nurse call and other critical systems. Protection shall be in accordance with appropriate IEEE Standards for the type of equipment protected.

420.3.27.5 All low voltage system main or branch circuits entering or exiting the structure shall have surge suppressors installed for each pair of conductors and shall have visual indication for protector failure to the maximum extent feasible.

(1) The facility shall provide a safe, clean, comfortable, and homelike environment, which allows the resident to use his or her personal belongings to the extent possible.

(2) The facility shall provide:

(e) Adequate and comfortable lighting levels in all areas;

(f) Comfortable and safe temperature levels; and

(g) The maintenance of comfortable sound levels. Individual radios, TVs and other such transmitters belonging to the resident will be tuned to stations of the resident’s choice.

Amenities

420.3.5.3 If required by the functional program of the facility, physical, speech, and occupational therapy units shall be provided and contain the following.

420.3.5.3.1 Space for files, records and administrative activities.

420.3.5.3.2 Provisions for storage of wheelchairs.

420.3.5.3.3 Storage for supplies and equipment.

420.3.5.3.4 Hand-washing facilities within the therapy unit.

420.3.5.3.5 Space and equipment for carrying out each of the types of therapy that the facility will provide.

420.3.5.3.6 Provisions for resident privacy.

420.3.5.3.7 Housekeeping rooms, in or near the unit.

420.3.5.3.8 Resident toilet room(s) usable by wheelchair residents.

420.3.5.4 A barber/beauty room shall be provided with facilities and equipment for resident hair care and grooming. The area of the room shall be a minimum of 120 square feet (11.15 m²) with the least dimension of 10 feet (3.05 m). 

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Outdoor Area

420.3.5.2 Outdoor area(s) shall be provided for the use of all residents and shall include walking paths of durable materials, benches, shaded areas, and visual focusing element(s) such as landscaping, sculpture, or fountain(s). Security fencing if used shall be of a residential design and provide some visual connection to the exterior of the secured area. If an exterior visual connection is not possible or desirable than the interior of the outside area shall be landscaped to be visually interesting.

420.3.7.1 A covered vehicular drop-off and pedestrian entrance that is located at grade level and that provides shelter from inclement weather shall be provided.

New Construction: Facility-Wide

420.3.11.19 All smoke partitions, horizontal exits and exit passageway partitions shall be constructed prior to the construction of intervening walls.

420.3.11.20 Smoke barriers shall be constructed so as to provide a continuous smoke-tight membrane from exterior wall to exterior wall and from the floor to the underside of the deck above. This includes interstitial space and the area above solid fire-tested membranes. (4156 A5)

420.3.11.21 Where it is not possible to inspect fire/smoke barriers because of the fire-tested membrane, fire-rated access panels shall be installed adjacent to each side of the smoke barriers at intervals not exceeding 30 feet (9.00 m) and in such locations as necessary to view all surfaces of the partition. Fire walls, fire barriers, fire partitions, smoke barriers or any other wall required to have fire rated protected openings shall be effectively and permanently identified with signs or stenciling. Such identification shall be above any decorative ceiling and in concealed spaces. Suggested wording for a fire/smoke partition is as follows: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS." (4156 A5)

420.3.11.22 Where electrical conduits, cable trays, ducts and utility pipes pass through the smoke partition, the utilities shall be located so that access is maintained to adjacent wall surfaces and to all damper access panels. The details shall show the studs and reinforcing half studs so that proper support is provided for the wall surfacing material. There shall be a minimum clearance of 6 inches (152 mm) between all conduits, piping, and duct work at corridor walls to facilitate the inspection of these walls.

420.3.26.2 In new construction, the normal main service equipment shall be separated from the emergency distribution equipment by locating it in a separate room. Transfer switches shall be considered emergency distribution equipment for this purpose.

420.3.27.2 Where additions are constructed to existing buildings, the existing building's lightning protection system, if connected to the new lightning protection system, shall be inspected and brought into compliance with current standards.