Housekeeping/Laundry/Maintenance

4) Soiled workroom. The facility shall provide a soiled workroom for the disposal of wastes, collection of contaminated material, and the cleaning and sanitizing of resident care utensils.

(A) The soiled workroom shall contain a flushing-rim clinic sink, a work counter, a twocompartment sink, a storage cabinet with a lock for sanitizing solutions and cleaning supplies used in the cleaning of resident care equipment, a covered waste receptacle, and a covered soiled linen receptacle. Any facility constructed before February 15, 1977 shall have a sink.

(B) Minimum room area shall be 80 square feet with a minimum length or width of six feet. Any facility constructed before February 15, 1977 shall not be required to comply with the requirements of this paragraph.

(C) The facility shall not store clean supplies, equipment, and materials in the soiled workroom.

5) Clean linen storage. Clean linen storage shall be provided with adequate shelving, cabinets, or cart space, and may be located in the clean workroom required in paragraph (c)(3) of this regulation.

10) Janitor's closet. The facility shall provide a janitor's closet with a floor receptor or service sink, hot and cold water, a shelf, and provisions for hanging mops. Any facility constructed before February 15, 1977 shall provide at least one janitor's closet in the facility with a floor receptor or service sink, and storage space for janitorial equipment and supplies.

(n) On-site laundry.

(1) If the laundry is to be processed on-site, each facility constructed after February 15, 1977 shall comply with the following provisions.

(A) Doors of the laundry rooms shall not open directly onto the nursing unit.

(B) There shall be a soiled laundry receiving, holding, and sorting room accessible from the service corridor or from the outside and furnished with containers with tight-fitting lids for soiled laundry.

(C) There shall be a laundry processing room with commercial-type equipment and with the capability to process laundry sufficient to meet the residents' needs at all times.

(D) The facility shall provide a lavatory in the processing area.

(E) There shall be a janitor's closet containing either a floor receptor or service sink and storage area for housekeeping equipment and supplies that opens into the laundry processing area.

(F) There shall be a clean laundry handling, storage, issuing, mending, and holding room with egress that does not require passing through the processing or soiled laundry room.
(G) The processing room, soiled laundry room, and clean laundry room shall be physically separate.

(H) The facility shall provide storage space for laundry supplies.

(2) If laundry services are provided on-site in facilities constructed before February 15, 1977, the facility shall comply with the following provisions.

(A) The facility shall provide a laundry processing room with space for receiving, holding, and sorting soiled laundry, and with equipment capable of processing seven days' laundry needs within a regularly scheduled work week. The facility shall keep the soiled and clean laundry functionally separate.

(B) The facility shall provide a space for holding soiled laundry that is exhausted to the outside.

(C) The facility shall provide hand-washing facilities within the laundry area.

(D) The facility shall provide clean laundry processing and storage rooms.

(3) If laundry is to be processed off-site, the following shall be provided:

(A) A soiled laundry holding room that is equipped with containers with tightly fitting lids and that is exhausted to the outside; and

(B) clean laundry receiving, holding, inspection, and storage rooms.

(p) Janitor's closets. In addition to the janitor's closets required in paragraphs (c)(10) and (m)(1)(E), the facility shall provide sufficient janitor's closets throughout the facility to maintain a clean and sanitary environment.

(1) Each janitor's closet shall contain either a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(2) Each facility constructed before February 15, 1977 shall have at least one janitor's closet.

(r) Waste processing services. The facility shall provide space and equipment for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, or removal, or by a combination of these techniques.

(a) Except for a detached boiler, equipment room, laundry room, and storage spaces for yard and maintenance equipment and supplies and flammables, all units, areas, and rooms of the facility shall be within a single building under one roof and shall, at a minimum, contain the units, areas, and rooms listed in subsections (b) through (p) of this regulation.

(b) Nursing unit. A nursing unit shall consist of 60 fewer beds with the following areas and rooms. Any facility constructed after February 15, 1977 shall have at least 80 percent of the beds located in rooms designed for one and two beds and at least five percent of the beds located in one-bed rooms, each equipped with a private toilet. A nursing unit shall contain the following areas and rooms:

**Staff Area**
The facility shall provide a staff toilet room with toilet and lavatory. Any facility constructed before February 15, 1977 shall not be required to provide a staff toilet room.

(j) Administrative and public areas.

(1) Each facility constructed after February 15, 1977 shall provide the following administrative and public areas:

(A) An entrance at grade level to accommodate persons in wheelchairs;

(B) an entrance sheltered from the weather;

(C) a lobby with communication to the reception area or information desk;

(D) a toilet and lavatory accessible to and usable by a person in a wheelchair;

(E) at least one public toilet for each facility of 60 or fewer beds. Each facility of more than 60 beds shall provide at least two public toilets;

(F) a public telephone accessible to a person in a wheelchair;

(G) an administrator's office; and

(H) storage space for supplies and office equipment.

(2) Each facility constructed before February 15, 1977 shall provide the following administrative and public areas:

(A) An entrance at grade level able to accommodate persons in wheelchairs;

(B) one public toilet and lavatory;

(C) one toilet and lavatory accessible to by a person in a wheelchair;

(D) a public telephone accessible to a person in a wheelchair; and

(E) a general office for administration.

(12) There shall be office workspace for the dietitian or dietetic services supervisor.

(13) A staff toilet and lavatory shall be accessible to the dietary staff.

(o) Employees' service areas. Each facility constructed after February 15, 1977 shall provide locker rooms, lounges, toilets, or showers to accommodate the needs of all personnel and volunteers in addition to those required for certain departments.

Corridors, Floors, and Signage

(3) The minimum width of each door to rooms needing access for beds or stretchers shall be three feet eight inches.

(4) Each door to resident toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of three feet.
(5) Each door on any opening between corridors and spaces subject to occupancy, except elevator doors, shall be swing-type.

(6) A maximum of five percent of doors from resident bedrooms to the corridor may be "dutch door" cut for physician-prescribed control of disoriented residents. The doors shall meet the requirements for dutch doors prescribed by the national fire protection association, 101, "Life Safety Code" 1991 edition.

(7) The minimum width of each corridor in any resident use area shall be eight feet. The minimum clear width of each corridor in any service area shall be six feet.

(8) The facility shall provide an insect screen for each window and outer door which may be left in an open position. Each window shall be designed to prevent accidental falls when open or shall be equipped with a security screen.

(9) Doors shall not swing into corridors except doors to spaces such as small closets which are not subject to occupancy. Large walk-in closets shall be considered occupiable spaces.

(10) Each door, sidelight, borrowed light, and window in which the glazing is within 18 inches of the floor, thereby creating the possibility of accidental breakage by pedestrian traffic, shall be glazed with safety glass, wire glass, or plastic glazing material that will resist breaking and will not create dangerous cutting edges if broken. The facility shall provide similar materials in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety.

(11) The facility shall use safety glass or plastic glazing materials as described in paragraph (a)(10) of this regulation for shower doors and bath enclosures.

(14) The facility shall provide handrails on both sides of corridors used by residents.

(A) The facility shall provide a clear distance of 1 ½ inches between the handrail and the wall.

(B) Ends of handrails shall be returned to the wall at each termination.

(C) Handrails shall not be considered an obstruction in measuring the clear width of corridors.

(15) The facility shall provide enclosed single-issue paper towel dispensers or mechanical hand-drying devices at all lavatories.

(16) Ceiling heights in facilities constructed after February 15, 1977 shall meet the following requirements.

(A) Boiler rooms shall have ceiling clearances not less than two feet six inches above the main boiler header and connecting piping.

(B) Rooms containing ceiling-mounted equipment shall be of sufficient height to accommodate the proper functioning, repair, and servicing of the equipment.

(C) All other rooms shall have a ceiling height of not less than eight feet, except that corridors, storage rooms, toilet rooms, and other minor rooms shall not be less than seven feet eight inches in height. Suspended tracks, rails, and pipes located in the path of normal traffic shall not be less than six feet eight inches above the floor.
(1) Each facility constructed after February 15, 1977 shall have finishes which meet the following requirements.

(A) Floor materials shall be easily cleanable and have wear resistance appropriate for the location involved. Floors in areas used for food preparation or food assembly shall be waterresistant and grease-proof.

(B) Joints in tile and similar material in food areas shall be resistant to food acids.

(C) In areas subject to frequent wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions.

(D) Floors that are subject to traffic while wet, including showers and bath areas, kitchens and similar work areas, shall have a non-slip surface.

(E) Each wall base in kitchens, soiled workrooms, soiled utility rooms, janitor’s closets, laundries, and resident bathrooms shall be made integral and shall be coved with the floor, tightly sealed, and constructed without voids that can harbor insects.

(F) Each wall finish shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture-resistant. Finish, trim, and wall and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.

(G) Floor, wall, and ceiling penetrations by pipes, ducts, and conduits shall be tightly sealed to minimize entry of rodents and insects. Joints of structural elements shall be similarly sealed.

(H) Each ceiling shall be easily cleanable. Each ceiling in the dietary, food preparation, and food storage areas shall be washable and shall have a finished ceiling covering all overhead pipes and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces unless required for fire protection purposes.

(I) The facility shall provide sound absorbing materials for ceilings, for corridors in resident areas, nurses’ stations, day rooms, recreation rooms, dining areas, and waiting areas.

2) Each facility constructed before February 15, 1977 shall meet the following requirements.

(A) Each wall base in kitchens, soiled workrooms, and other areas which is frequently subject to wet cleaning methods shall be tightly sealed, and constructed without voids that can harbor insects.

(B) Each wall finish shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture-resistant. Finish, trim, wall, and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.

(C) Each floor and wall penetration by pipes, ducts, or conduits shall be tightly sealed to minimize entry of rodents and insects. Each joint of structural elements shall be similarly sealed.

(D) Each ceiling in the dietary, food preparation, and food storage areas shall be cleanable by dustless methods such as vacuum cleaning or wet cleaning. These areas shall not have exposed or unprotected sewer lines. (Authorized by and implementing K.S.A. 39-932; effective Nov. 1, 1993; amended Feb. 21, 1997.)
(ii) Duplex receptacles for general use shall be installed approximately 50 feet apart in all corridors and a maximum of 25 feet from the ends of corridors.

**Lighting, Noise, Temperature (HVAC), and Odors**

(7) Equipment storage room. Each facility constructed after February 15, 1977 shall provide an equipment storage room for the storage of resident care equipment.

(A) The room shall have a minimum space of 120 square feet plus one square foot for each resident bed in the nursing unit.

(B) If mechanical equipment or electrical panel boxes are located in the storage room, the facility shall provide additional space for access and servicing of the equipment.


(q) Engineering service and equipment areas. Each facility constructed after February 15, 1977 shall be equipped with the following areas:

(1) A maintenance office and shop;

(2) an equipment room or separate building for boilers, mechanical equipment, and electrical equipment; and

(3) a storage room for building maintenance supplies. The storage room may be a part of the maintenance shop in facilities of 120 or fewer beds.

(18) Rooms containing heat-producing equipment, such as boiler or heater rooms and laundries, shall be insulated and ventilated to prevent any floor surface above the area from exceeding a temperature of 10o F or 6o C above the ambient room temperature.

(19) Sound transmissions criteria for partitions, floors and ceiling construction in resident areas shall meet the requirements as prescribed in "Guidelines for Construction and Equipment of Hospitals and Medical Facilities," published in 1993 by the American Institute of Architects Press, section 7.28, table 1. This requirement shall apply to each facility constructed after May 1, 1982.

(a) Freestanding buildings. Separate freestanding buildings housing the boiler plant, laundry, shops, or general storage may be of unprotected noncombustible construction, protected noncombustible construction, or fire-resistive construction.

(b) Elevators. Throwover capability for elevators shall be provided to allow temporary operation for release of persons trapped between floors.

(d) Mechanical requirements. The facility shall meet mechanical requirements that ensure the safety, comfort, and convenience of residents and other occupants.

(1) Each facility constructed or modified on or before May 1, 1982 shall meet the following requirements:

(A) All mechanical systems shall be tested, balanced, and operated to demonstrate to the owner or representative of the owner that the installation and performance of the systems conform to the requirements of the plans and specifications before completion and acceptance by the facility.
Upon completion of the contract, the owner shall have a complete set of manufacturer’s operating, maintenance, and preventive maintenance instructions, parts list with numbers, and a description for each piece of equipment.

The owner shall have complete instructions in the use of systems and equipment.

Any facility constructed or modified before May 1, 1982 shall not be required to provide evidence of testing and documentation of mechanical equipment installed before May 1, 1982.

Thermal and acoustical insulation.

Each facility constructed after February 15, 1982 shall provide thermal or acoustical insulation for the following within the building:

- Boilers, smoke breeching, and stacks;
- Steam supply and condensate return piping;
- Piping for water 120°F or above, and all hot water heaters, generators, and converters;
- Chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;
- Water supply and drainage piping on which condensation may occur; and
- Air ducts and casing with outside surface temperatures below ambient dew point.

Insulation may be omitted from hot water and steam condensate piping not subject to contact by residents.


Each facility constructed before May 1, 1982 shall provide thermal insulation on all ducts, pipes, and equipment having outside surface temperatures below ambient dew point when in use and shall include an exterior vapor barrier.

The facility shall install insulation on all hot water and steam condensate piping that is subject to contact by residents.

Insulation on cold surfaces shall include an exterior vapor barrier.

Steam and hot water systems.

Each boiler shall have the capacity to supply the normal requirements of all systems and equipment based upon the net ratings established in “I = B = R ratings for boilers, baseboard radiation and finned tube (commercial) radiation,” as published on January 1, 1992, by the hydronics institute and hereby adopted by reference.

The number and arrangement of boilers shall ensure that when one boiler breaks down or routine maintenance requires that one boiler be temporarily taken out of service, the capacity of
the remaining boiler or boilers shall be at least 70 percent of the total required capacity, except that
in areas with a design temperature of 20°F or more, the remaining boiler or boilers shall not be
required to include boiler capacity for space heating.

(3) Boiler feed pumps, heating circulating pumps, condensate return pumps, and fuel oil pumps
shall be connected and installed to provide normal and standby service.

(4) Supply and return mains of cooling, heating, and process systems shall be valved as required to
isolate major sections of each system. Pieces of equipment shall be provided with isolation valves to
allow removal of equipment without interfering with the operation of the remainder of the system.

(5) Any facility constructed before February 15, 1977 shall not be required to comply with K.A.R.
28-39-162c subsection (e).

(g) Heating, air-conditioning, and ventilation systems.

(1) Heating, air-conditioning, and ventilation system design specifications for facilities constructed
after February 15, 1977 shall be as follows:

(A) The system shall be designed to maintain a year-round indoor temperature range in resident
care areas of 70°F to 85°F. The winter outside design temperature of the facility shall be -10°F
dry bulb, and the summer outside design temperature of the facility shall be 100°F dry bulb.

(B) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust
systems shall be located at the discharge end of the system. The ventilation rates shown in Table 1
shall be the minimum acceptable rates and shall not be construed as precluding the use of higher
ventilation rates. The system shall meet the following requirements:

(i) Outdoor air intakes shall be located as far as practical and no fewer than 25 feet from exhaust
outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems,
plumbing vent stacks, or from areas that may collect vehicular exhaust or other noxious fumes. The
bottom of outdoor air intakes serving central systems shall be located as high as practical, and no
fewer than six feet above ground level or, if installed above the roof, no fewer than three feet above
roof level.

(ii) The ventilation system shall be designed to provide the pressure relationship shown in Table 1.

(iii) The bottoms of ventilation openings shall be no fewer than three inches above the floor of any
room.

(iv) Corridors shall not be used to supply air to, or exhaust air from any room, except that air from
corridors may be used to ventilate bathrooms, toilet rooms, janitors’ closets, and small electrical or
telephone closets opening directly onto corridors.

(v) All central ventilation or air-conditioning systems shall be equipped with filters having
minimum efficiencies of 25 percent. All filter efficiencies shall be average dust spot efficiencies
tested in accordance with the American society of heating, refrigeration, and airconditioning
engineers (ASHRAE) standard 52-76, as in effect on July 1, 1981, and hereby adopted by reference.
Filter frames shall be durable and carefully dimensioned and shall provide an air-tight fit with the
enclosing ductwork. All joints between filter segments and the enclosing ductwork shall be
gasketed or sealed to provide a positive seal against air leakage.
(vi) Air-handling duct systems shall meet the requirements of the national fire protection association (NFPA) standard 90 A, as in effect on February 12, 1993, and is hereby adopted by reference.

(vii) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of national fire protection association (NFPA) standard 90 A, as in effect on February 12, 1993, except that all systems, regardless of size, that serve more than one smoke or fire zone, shall be equipped with smoke detectors that shut down fans automatically as delineated in paragraph 4-4.3 of that standard. Access for maintenance shall be provided at all dampers. Supply and exhaust ducts that pass through a required smoke barrier and through which smoke can be transferred to another area shall be provided with dampers at the barrier, controlled to close automatically to prevent the flow of air or smoke in either direction when the fan that moves the air through the duct stops. Dampers shall be equipped with remote control reset devices, except that manual reopening shall be permitted if dampers are conveniently located.

(viii) A return air duct that passes through a required smoke barrier shall be provided with a damper at the barrier that is actuated by a detector of smoke or products of combustion other than heat. The damper shall also be operated by detectors used to activate door-closing devices in the smoke partition or by detectors located to sense smoke in the return air duct from the smoke zone.

(ix) Exhaust hoods in food preparation areas shall have a minimum exhaust rate of 50 cfm per square foot of face area. The face area shall be the open area from the exposed perimeter of the hood to the average perimeter of the cooking surfaces. Hoods over cooking ranges shall be equipped with baffled grease filters and fire-extinguishing systems. Clean-out openings shall be provided every 20 or fewer feet in horizontal exhaust duct systems serving these hoods.

(C) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperatures in working stations to not more than 97°F effective temperature (E.T.).

(D) Air-handling units shall be located to permit access for service and filter maintenance. Mechanically operated air-handling units shall not be located in attics, interstitial space above ceilings, or other difficult access areas.

(2) Heating, air-conditioning, and ventilating systems in facilities constructed before February 15, 1977 shall meet the following requirements:

(A) The system shall be designed to maintain a year-round indoor temperature range in resident care areas of 70°F to 85°F. The winter outside design temperature of the facility shall be -10°F dry bulb, and the summer outside design temperature of the facility shall be 100°F dry bulb.

(B) Insulation shall be installed on all hot water and steam condensate piping that is subject to contact by residents.

(C) The ventilation system shall be designed to provide the pressure relationship shown in table 1.

(h) Plumbing and piping systems.

(1) Plumbing and piping systems in facilities constructed after February 15, 1977 shall meet the following requirements:
(A) The material used for plumbing fixtures shall be of non-absorptive, acid-resistant material.

(B) The water supply spout for lavatories and sinks required in resident care areas shall be mounted so that the discharge point is a minimum distance of five inches above the rim of the fixture.

(C) The water supply spout for lavatories and sinks used by medical and nursing staff shall be trimmed with a valve that can be operated without the use of hands. If blade handles are used, the blades shall not exceed six inches on clinical sinks and 4½ inches in all other areas. This requirement shall not apply to lavatories in resident bedrooms and toilet rooms.

(D) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

(E) The facility shall provide nonslip surfaces in all shower bases and tubs.

(F) Water supply systems shall meet the following requirements:

(i) Systems shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods.

(ii) Water service mains, branch mains, risers, and branches to groups of fixtures shall be valved. Stop valves shall be provided at fixtures.

(iii) Backflow prevention devices or vacuum breakers shall be installed on hose bibbs, janitors' sinks, and bedpan flushing attachments, and on fixtures to which hoses or tubing can be attached.

(iv) Flush valves installed on plumbing fixtures shall be of a quiet operating type and shall be equipped with silencers.

(v) Water distribution systems shall be arranged to provide hot water at hot water outlets at all times. A maximum variation of 98o F to 120o F shall be acceptable at bathing facilities and lavatories in resident use areas.

(G) Hot water heating equipment shall have sufficient capacity to supply hot water at temperatures and amounts indicated below. Water temperature shall be measured at the hot water point of use or at the inlet to processing equipment. Clinical Dietary Laundry

(H) Building sewers shall discharge into a community sewerage system or a sewerage system having a permit from the department of health and environment.

(2) Each facility constructed before February 15, 1977 shall comply with the requirements found in paragraphs (h)(1)(E), (F), and (G) of this regulation.

(i) Electrical requirements. Each facility shall meet electrical requirements that ensure the safety, comfort, and convenience of residents and other occupants.

(1) Each facility constructed after February 15, 1977 shall comply with the following requirements:

(A) The facility shall install all materials, including equipment, conductors, controls, and signaling devices, to provide a complete electrical system with the characteristics and capacity to supply electricity to the electrical equipment shown in the specifications or indicated on the plans. All
materials shall be listed as complying with available standards of underwriters laboratories, inc. or other nationally recognized testing laboratories.

(B) Switchboards and power panels.

(i) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panelboards shall be enclosed or guarded to provide a dead-front type of assembly.

(ii) The main switchboard shall be located in a separate enclosure.

(iii) Switchboards, power panels, safety switches, panelboards, and other electrical distribution equipment shall be located in spaces accessible only to facility-authorized persons, or shall have locking fronts.

(iv) Switchboards shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in dry ventilated space, free of corrosive fumes or gases.

(v) Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(C) Panelboards. Panelboards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement shall not apply to emergency system circuits.

(D) Lighting.

(i) Each space occupied by persons, machinery, equipment within the buildings, and Temperature °F 120 (Maximum) 120 (Minimum) 120(Minimum)

(H) Building sewers shall discharge into a community sewerage system or a sewerage system having a permit from the department of health and environment.

(2) Each facility constructed before February 15, 1977 shall comply with the requirements found in paragraphs (h)(1)(E), (F), and (G) of this regulation.

(i) Electrical requirements. Each facility shall meet electrical requirements that ensure the safety, comfort, and convenience of residents and other occupants.

(1) Each facility constructed after February 15, 1977 shall comply with the following requirements:

(A) The facility shall install all materials, including equipment, conductors, controls, and signaling devices, to provide a complete electrical system with the characteristics and capacity to supply electricity to the electrical equipment shown in the specifications or indicated on the plans. All materials shall be listed as complying with available standards of underwriters laboratories, inc. or other nationally recognized testing laboratories.

(B) Switchboards and power panels.

(i) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panelboards shall be enclosed or guarded to provide a dead-front type of assembly.
(ii) The main switchboard shall be located in a separate enclosure.

(iii) Switchboards, power panels, safety switches, panelboards, and other electrical distribution equipment shall be located in spaces accessible only to facility-authorized persons, or shall have locking fronts.

(iv) Switchboards shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in dry ventilated space, free of corrosive fumes or gases.

(v) Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(C) Panelboards. Panelboards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement shall not apply to emergency system circuits.

(D) Lighting.

(i) Each space occupied by persons, machinery, equipment within the buildings, and approaches to buildings and parking lots shall have lighting.

(ii) Resident rooms shall have general lighting and night lighting. The facility shall provide a reading light for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident’s room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(iii) Minimum lighting intensity levels shall be those levels required in Table 2.

(iv) Portable lamps shall not be an acceptable light source except as specifically permitted in Table 2.

(v) Each corridor and stairway shall remain lighted at all times.

(vi) The facility shall equip each light located in an area accessible to a resident with a shade, globe, grid, or glass panel.

(F) Equipment installation in hydrotherapy areas. The electrical circuit or circuits to fixed or portable equipment in hydrotherapy units shall have five milliampere ground-fault interrupters.

(2) Each facility constructed before February 15, 1977 shall meet the following electrical requirements:

(A) Each space occupied by persons, machinery, and equipment within the buildings, each approach to buildings, and each parking lot shall have lighting.

(B) Resident bedrooms shall have general lighting and night lighting. The facility shall provide a reading light for each resident.

(C) Minimum lighting intensity levels shall be those levels required in Table 2.

(D) Portable lamps shall not be an acceptable light source except as specifically permitted in Table 2.
(E) Each corridor and stairway shall remain lighted at all times.

(F) Each light located in an area accessible to a resident shall be equipped with a shade, globe, grid, or glass panel.

(G) Resident rooms shall have at least one duplex-grounding type receptacle.

(H) The electrical circuit or circuits to fixed or portable equipment in hydrotherapy units shall be provided with five milliampere ground-fault interrupters.

(j) Emergency power. An emergency electrical power system shall supply power adequate for the following:

1. Lighting all emergency entrances and exits, exit signs, and exit directional lights;
2. Equipment to maintain the fire detection, fire alarm, and fire extinguishing systems;
3. Exterior door monitors;
4. Life support systems in the event that the normal electrical supply is interrupted. When life support systems are used, the facility shall provide emergency electrical power with an emergency generator as defined in national fire protection association (NFPA) 99, standard for health care facilities, as in effect on February 12, 1993, that is located on the premises;
5. A resident call system;
6. A fire pump, if installed;
7. General illumination and selected receptacles in the vicinity of the generator set; and
8. A paging or speaker system if the system is intended for communication during an emergency.

Facilities constructed before February 15, 1977 shall not be required to provide emergency electrical power to the resident call system.

(k) Space and equipment. The facility shall provide sufficient space and equipment in dining, health services, recreation, and program areas to enable staff to provide residents with needed services as required by these regulations and as identified in each resident's plan of care.

(i) The facility shall install an electrical monitoring system on any door that is accessible to residents and that meets one of the following criteria:

(A) The door opens to the exterior of the building.

(B) The door opens into an area of the building licensed as an assisted living or a residential health care facility.

(C) The door opens into an area of the building that is not licensed.

(2) An electrical monitoring system shall not be required at a door that opens into an assisted living or residential health care facility when all doors to the exterior of the building are equipped with a monitoring system meeting the requirements specified in paragraph (m) (3).
(3) The electrical monitoring system shall meet the following provisions:

(A) Alerts personnel that a monitored door has been opened; and

(B) remains activated until manually reset by facility staff.

(4) The monitoring system may be operated to permit total or selective disabling during daylight hours when there is visual control of the door by facility staff.

(5) The electrical monitoring system selected shall be designed to prevent residents who wander from leaving the building without awareness of the staff.

(m) Any ice dispenser accessible to residents shall dispense ice directly into a container.

(n) Preventive maintenance program.

(1) The facility shall implement a preventive maintenance program to ensure all of the following:

(A) Electrical and mechanical equipment is maintained in good operating condition.

(B) The interior and exterior of the building are safe, clean, and orderly.

(C) Resident care equipment is maintained in a safe, operating, and sanitary condition.

(p) Building and equipment supplies shall be stored in areas not accessible to residents.

(q) Housekeeping services.

(1) The facility shall provide housekeeping services to maintain a safe, sanitary, and comfortable environment for residents and to help prevent the development or transmission of infections.

(2) The facility shall be kept free of insects, rodents, and vermin.

(3) The grounds shall be free from accumulation of rubbish and other health or safety hazards.

(4) Wastebaskets shall be located at all lavatories.

Amenities

(i) Drinking fountain. The facility shall provide at least one drinking fountain that is accessible to persons in wheelchairs. Any facility constructed before February 15, 1977 shall not be required to provide a drinking fountain.

(ii) Personal care room. Each facility shall provide a separate room or area for hair care and grooming of residents.

(1) The facility shall provide at least one shampoo sink, space for one hair dryer and work space, and a lockable cabinet for supplies.

(2) Each facility shall provide a room with a size appropriate to the number of residents to be served. The facility shall exhaust room air to the outside.
Each facility constructed before February 15, 1977 shall provide a separate room or area for hair care and grooming of residents. The facility shall provide at least one shampoo sink, space for one hair dryer, and work space.

Outdoor Area

(B) The facility shall provide off-street parking at a rate of six parking spaces for the first 3,000 square feet or 279 square meters of gross floor area of the facility, plus one additional parking space for each additional 1,000 square feet or 93 square meters of gross floor area of the facility.

(C) The facility shall provide parking spaces, sized and signed as reserved for the physically disabled, conforming to title III of the Americans with disabilities act, 42 U.S.C. 12181, effective as of January 26, 1992.

(D) All drives and parking areas shall be surfaced with a smooth all-weather finish. The facility shall not use unsealed gravel.

(E) Except for lawn or shrubbery which the facility may use in landscape screening, the facility shall provide an unencumbered outdoor area of at least 50 square feet or 4.65 square meters per bed for recreational use and shall so designate this area on the plot plan. The licensing agency may approve equivalent facilities provided by terraces, roof gardens, or similar structures for facilities located in high-density urban areas.

(I) Outside storage. The facility shall provide a room that opens to the outside or that is located in a detached building for the storage of tools, supplies, and equipment used for yard and exterior maintenance.

New Construction: Facility-Wide