Housekeeping/Laundry/Maintenance

33-07-03.2-24. Housekeeping, maintenance, and laundry services.

The facility shall provide housekeeping and maintenance services necessary to maintain a sanitary and comfortable environment and laundry services, including personal laundry services, to meet the needs of the residents.

1. The facility shall employ sufficient housekeeping and maintenance personnel to maintain the interior and exterior of the facility in a safe, clean, orderly, and attractive manner. The facility shall establish, implement, and update policies and procedures consistent with current standards of practice including procedures to ensure:

   a. The facility is kept free from offensive odors, accumulations of dirt, rubbish, dust, and safety hazards;

   b. Floors are regularly cleaned, polishes on floors provide a nonslip finish, and throw or scatter rugs have a nonslip backing;

   c. Walls and ceilings are maintained, cleaned, and painted as needed;

   d. The grounds are kept free from refuse and litter; and

   e. Poisons and chemical compounds must be stored away from resident and food preparation and storage areas.

2. The facility shall be maintained free from insects and rodents.

   a. Pest control services must be provided by the facility or by contract with a pest control company.

   b. Windows and doors must be appropriately screened to exclude insects.

   c. Harborages and entrances for insects and rodents must be eliminated.

3. The facility shall have available at all times a sufficient supply of linen in good condition for the care and comfort of residents and ensure there is sufficient trained staff and facilities available to provide these services in a manner that controls the spread of infection.

   a. Clean linen and clothing must be stored in clean, dry, dust-free, and easily accessible areas.

   b. Soiled linen must be sorted and stored in well-ventilated areas, separate from clean laundry spaces, and must not be permitted to accumulate

(1) Soiled linen and clothing must be stored separately in suitable bags or containers.
(2) Potentially infectious soiled linen must be handled with particular attention to avoid contamination of clean linen.

(3) Soiled linen may not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, kitchens, or food storage areas.

8. A janitor’s closet containing a floor receptor or service sink and storage space for housekeeping supplies and equipment shall be provided for each nursing unit.

**Corridors, Floors, and Signage**

b. Floors are regularly cleaned, polishes on floors provide a nonslip finish, and throw or scatter rugs have a nonslip backing;

c. Walls and ceilings are maintained, cleaned, and painted as needed;

b. Windows and doors must be appropriately screened to exclude insects.

3. Ceilings must be acoustically treated in corridors in resident areas, nurses stations, and dining and activity areas.

4. Noise reduction criteria shown in the following table apply to partition, floor, and ceiling assembly construction in resident areas:

<table>
<thead>
<tr>
<th>Location</th>
<th>Partitions</th>
<th>Floors</th>
<th>Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident room to resident room</td>
<td>45</td>
<td>45</td>
<td>51</td>
</tr>
<tr>
<td>Public space to resident room</td>
<td>***</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Service areas to resident room</td>
<td>++</td>
<td>55</td>
<td>55</td>
</tr>
</tbody>
</table>

Footnotes:
* Sound transmission class (STC) must be determined by tests in accordance with methods set forth in ASTM Standard E 90 and ASTM Standard E 413.

** Impact insulation class (IIC) must be determined in accordance with criteria set forth in HUD FT/TS 24.

*** Public space includes lobbies, dining rooms, recreation rooms, treatment rooms, and similar spaces.

+ Impact noise limitation applicable only when corridor, public space, or service area is over resident’s room.

++ Service areas include kitchens, elevators, elevator machine rooms, laundries, garages, maintenance rooms, boiler and mechanical equipment rooms, and similar spaces of high noise or vibration or both. Mechanical equipment located on the same floor or above or below the residents’ rooms, offices, nurses’ stations, and similar occupied spaces must be effectively isolated from such spaces with respect to noise and vibration.

NOTE: The requirements set forth in this table assume installation methods which will not appreciably reduce the efficiency of the assembly as tested. Location of electrical receptacles, grilles, duct work, and other mechanical items, and blocking and sealing of partitions at floors and ceilings must not compromise the sound isolation required.

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

33-07-04.2-16. Elevators.

1. An appropriate number of elevators, at least one which complies with the provisions of ANSI A17.1, must be provided in all multistory buildings. All new hospital-type elevators must comply with this standard.

2. All elevators, except freight elevators, must be equipped with a two-way special service switch to permit the car to bypass all landing button calls and be dispatched directly to any floor.

33-07-04.2-17. Mechanical requirements.

1. **Asbestos insulation may not be used.** Insulation of soft-type, spray-on, etc., may not be used where it is subject to air or mechanical erosion or where loose particles may create a maintenance problem.

2. **Air-conditioning, heating, and ventilation systems.**

a. Air-conditioning is optional.

b. A temperature range of seventy-one to eighty-one degrees Fahrenheit [39.4 to 45.0 degrees Celsius] must be maintained for all occupied areas.

c. All air supply and air exhaust systems must be mechanically operated. Gravity exhaust may be used in nonresident areas and in areas not normally occupied by staff.
d. A ceiling exhaust fan may be used to ventilate a single isolated toilet room when a central exhaust system is not readily available.

e. Boiler rooms must be provided with sufficient air to maintain equipment combustion rates and to limit room temperatures.

f. Unit ventilators may be used to ventilate individual rooms in existing facilities, and in additions to existing facilities not to exceed six beds. Such ventilators may only be used when a central ventilation system is inaccessible.

g. Filters for a central ventilation system must be located upstream of air-conditioning equipment. If a prefilter is employed, the prefilter must be upstream of the equipment and the final filter may be located downstream.

h. A manometer must be installed across each filter serving a central ventilation system.

i. An exhaust hood in a dietary area must have an exhaust rate of not less than fifty cubic feet [1.41 cubic meters] per minute per square foot of face area. Face area is defined as the open area from the exposed perimeter of the hood to the average perimeter of the cooking surfaces.

3. Plumbing and other piping systems.

a. Systems must be designed to supply water to the fixtures and equipment located on upper floors at a minimum pressure of fifteen pounds per square inch [6.80 kilograms per 6.45 square centimeters] during maximum demand periods.

b. All handwashing facilities in resident care areas shall have the water supply spout mounted so its discharge point is a minimum distance of five inches [12.7 centimeters] above the rim of fixtures.

c. Flush valves installed on plumbing fixtures must be a quiet operating type, equipped with silencers.

d. Bedpan flushing devices must be provided in not less than half of the resident toilet rooms and in the soiled workroom. In new construction, rough-in plumbing for bedpan flushing devices in the remaining resident toilet rooms is required.

33-07-04.2-18. Electrical requirements.

1. All materials must be listed as complying with applicable standards of underwriters’ laboratories incorporated, or other similarly established standards.

2. Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboard and distribution panels must be enclosed or guarded to provide a dead-front type of assembly. The main switchboard must be located in a separate enclosure accessible only to authorized persons. The switchboard must be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space devoid of corrosive fumes or gases. Overload protective devices must be suitable for operating properly in the ambient temperature conditions.

3. Lighting and appliance panels must be provided for the circuits on each floor. This requirement does not apply to emergency system circuits.
4. Two duplex receptacles are required between adjacent beds.

6. Emergency electric service must be provided to circuits as follows:
   a. Lighting at the switch-gear location and boiler room.
   b. Nurse calling system.
   c. Refrigerators for dietary and medication needs.
   d. Fire pump, if installed.
   e. All required duplex receptacles in resident corridors.
   f. Equipment, such as burners and pumps necessary for operation of one or more boilers and their necessary auxiliaries and controls, required for heating and sterilization.
   g. Equipment necessary for maintaining electrical service.
   h. A minimum of one duplex receptacle convenient to the bed location for each resident requiring the use of life support systems.

Amenities

Outdoor Area

. The grounds are kept free from refuse and litter

New Construction: Facility-Wide

33-07-04.2-06. Site. For new construction, the site of the facility must be away from nuisances detrimental to the proposed services, such as commercial or industrial developments, or other types of facilities that produce noise or air pollution. A site plan must be submitted to the department.

2. In new construction, boiler rooms must not be located under any portion of the facility.