**Housekeeping/Laundry/Maintenance**

(c) Measures shall be taken which prevent the entry of rodents, flies, mosquitoes, and other insects;

**Laundry Services**

(1) On-Site Processing. If linen is to be processed on-site, the following shall be provided:

(a) A processing area which cannot be entered directly from the resident corridor;

(b) A laundry processing room with equipment which can process even days’ needs within a regularly scheduled work week. The laundry services area shall include a handwash sink and soiled linen receiving, holding and sorting areas;

(c) Ventilation in accordance with **Table 2**;

(d) Storage for laundry supplies;

(e) Clean linen inspection, mending and folding room or area;

(f) Janitor’s closet or alcove containing a floor receptor or service sink and storage space for housekeeping equipment and supplies; and

(g) The design shall provide for flow of clean and soiled laundry and supplies in a manner which avoids potential for contamination.

(2) Off-Site Processing. If linen is processed off-site, the facility shall have a soiled linen holding room ventilated in compliance with **Table 2**. The soiled linen holding room may also serve as the soiled utility room if sufficient space is provided (see OAR 441-087-0320).

(3) Clean Linen Storage. The facility shall have a separate or designated area within the clean utility room for linen storage. If a closed cart system is used, storage may be in an alcove.

(4) Cart Sanitizing and Storage. The facility shall have a cart sanitizing and storage area with running water. If located outside, the area shall be covered and paved. The area may be shared with dietary services only if located outside and directly accessible from both departments.

(5) Exceptions. In facilities continuously licensed since January 1, 1992, section (1) of this rule shall not apply unless otherwise provided by

**Soiled and Clean Utility Rooms**

(1) Soiled Utility Room. The facility shall have one or more soiled utility rooms equipped to pre-rinse soiled linens and equipment. Each floor with resident rooms shall have a soiled utility room on the same floor within 120 feet of each resident room. The soiled utility room shall be equipped with:
(a) Handwash sink.  

**NOTE:** If a two compartment sink is used to meet subsection (1)(b) of this rule, a separate handwash sink is not required.

(b) A mechanical sanitizer or two compartment deep sink (minimum dimensions for each compartment of 19 inches by 22 inches by ten inches deep) with hot and cold running water large enough to provide for disinfection of resident care equipment;

(c) A flush rim clinical sink with washing device;

(d) A work counter;

(e) Area for storage of linen and trash receptacles;

(f) Mechanical ventilation (see Table 2); and

(g) Storage space. Clean urinals and bedpans may be stored in a closable cabinet in the soiled utility room. Other clean supplies and equipment may not be stored in the soiled utility room.

(2) Clean Utility Room. Each floor with resident rooms shall have a clean utility room with a work counter, handwash sink and space for storage and distribution of clean and sterile supply materials. The clean utility room may be used for storage of clean linens.

(3) Exceptions:

(a) Locations. The maximum distance from resident room to soiled utility room in facilities which have been continuously licensed since January 1, 1992 may exceed 120 feet unless otherwise provided by OAR 411-087-0010;

(b) Ventilation. Facilities continuously licensed since January 1, 1992 without meeting subsection (1)(f) of this rule shall be exempt from such subsection unless otherwise provided by OAR 411-087-0010;

(c) Sink. Facilities continuously licensed since January 1, 1992 with a single compartment deep sink shall not be required to have a double deep sink or mechanical sanitizer in the soiled utility room unless the sink is replaced or otherwise provided by OAR 411-087-0010.

**Maintenance and Housekeeping**

(1) Maintenance Areas. The facility shall have a maintenance shop or area and tools required for equipment maintenance.

(2) Janitor’s Closet:

(a) Location. In addition to the janitor’s closet required in dietary, there shall be a minimum of one janitor’s closet on each floor. There shall be a janitor’s closet within 120 feet of every resident room;

(b) Design. Each janitor’s closet shall contain a floor receptor or service sink with hot and cold running water and storage space for housekeeping equipment and supplies. All such closets shall have mechanical ventilation pursuant to Table 2 and a light fixture and wall switch.
(3) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from section (1) and subsection (2)(a) of this rule unless otherwise provided by OAR 411-087-0010.

Staff Area

Administrative Area

(1) Office Space. General or individual office(s) shall be provided for business transactions, medical and financial records, and administrative and professional staff.

(2) Interview Space. Interview space(s) shall be provided for private interviews relating to social service, credit, and admissions.

(b) Employee/Visitor Toilets. In addition to the toilet rooms for residents, there shall be at least one toilet room on each floor with handwash sink available for facility employees and visitors. Such toilets shall be clearly identified for public use and shall be directly accessible from the corridor, public lounge or waiting area.

Employee Rooms

(1) Rooms Required. The facility shall have an employee lounge and room(s) for conferences, meetings and inservice training. This requirement may be met with a multi-purpose room, but must be in addition to space required for residents.

(2) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from section (1) of this rule unless otherwise provided by OAR 411-087-0010.

Corridors, Floors, and Signage

(b) All interior surfaces shall be easily cleanable;

Signs

(1) Resident Rooms. All resident rooms shall be clearly identified by room number. Room numbers shall be no less than one inch high and shall contrast with their background (light characters on dark background or dark characters on light background). Such signs shall be located in order to be easily readable to all residents, including those in wheelchairs.

(2) Other Rooms. All other rooms used by residents shall be clearly identified by name (e.g., "Dining Room," "Activity Room") with letters as described in section (1) of this rule.

Hallways, Corridors and Stairways

(1) Dimensions. All resident corridors/hallways serving resident living areas shall be a minimum of eight feet in width.

(2) Obstructions. Items such as drinking fountains, telephone booths, vending machines, and portable equipment shall be located so as not to restrict corridor traffic or reduce the corridor width below the required minimum.

(3) Handrails:
(a) Handrails shall be provided on both sides of corridors used by residents and on all stairways. A minimum clear distance of 1-1/2 inches (3.8 cm) shall be provided between the handrail and the wall;

(b) Ends of handrails shall be returned to the wall or otherwise be constructed to prevent snagging the clothes of residents.

(4) Exceptions. Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992 shall be exempt from sections (1) and (2) of this rule.

Doors and Windows

(1) Doors:

(a) Interior doors:

(A) The minimum width of all doors to rooms with beds shall be three feet, eight inches (1.12) meters clear opening and six feet, eight inches (2.03 meters) high. Doors to rooms needing access for stretchers, residents' toilet rooms and rooms needing access for wheelchairs shall have a minimum width of two feet, eight inches (85.82 cm) clear opening;

(B) Doors on all openings to corridors shall be swing type;

(C) Space shall be provided in front and adjacent to doors to allow space for persons in wheelchairs;

(D) Doors, except those to spaces such as small closets (less than ten cubic feet) which are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Closet that are ten or more cubic feet are considered as occupiable spaces;

(E) Interior doors which go between areas frequented by residents and which may be locked shall have electromagnetic locks which automatically release in the event of fire alarm or power failure.

(b) Exterior doors:

(A) Exit/entrance doors with electromagnetic locks shall automatically release in the event of fire alarm or power failure;

(B) Exit/entrance doors shall be keyed or otherwise designed to allow all staff to promptly and easily exit;

(C) Exit/entrance door locks shall be approved by the Office of the State Fire Marshal;

(D) Space shall be provided in front of and adjacent to doors to allow space for persons in wheelchairs.

(2) Windows:

(a) All outer windows that open shall have insect screens;

(b) Windows above the first floor shall be designed to minimize potential for accidental falls when open;
(c) All resident rooms shall have outside windows with sills not more than three feet above the floor with a minimum area of ten percent of the floor area. The window will must be above ground level;

(d) Window shades, draperies, or blinds must be provided to control the amount of outside light and to assure the privacy of residents;

(e) Windows in resident rooms shall open without the use of tools. Windows in buildings designed with an engineered smoke control system in accordance with NFPA 90A are not required to be operable.

(3) Exceptions:

(a) Doors. In facilities with rooms continuously licensed since January 1, 1992 without meeting requirements in section (1) of this rule, such rooms shall be exempt from such requirement unless required to conform pursuant to OAR 411-087-0010 or required to conform pursuant to state building codes;

(b) Windows. Facilities continuously licensed since January 1, 1992 shall be exempt from subsection (2)(a) of this rule unless otherwise provided by OAR 411-087-0010.

**Floors, Ceilings and Walls**

(1) General Requirements:

(a) Finish, trim, wall and floor construction shall be free from spaces that can harbor rodents and insects;

(b) Finish on walls, floors and ceilings in resident areas shall provide for a low sheen surface to minimize reflected glare;

(c) Rooms containing heat producing equipment (such as boiler or heater rooms and laundries) shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature ten degrees Fahrenheit (six degrees Celsius) above the ambient room temperature;

(d) The noise reduction criteria shown on Table 1 shall apply to partition, floor, and ceiling construction in resident areas.

(2) Floors and Wall Base:

(a) Floor materials shall be easily cleanable and have wear resistance appropriate for the location involved. Floors in shower and bath areas shall have a non-slip surface;

(b) Threshholds shall be constructed to facilitate use of wheelchairs and carts;

(c) Rugs or carpeting shall be Class I or II in accordance with NFPA 101, Chapter 6;

(d) Wall bases in kitchens, soiled utility rooms, central bathing areas, resident toilet rooms and janitor closets shall be self-coved (six inch minimum height), tightly sealed with the wall;

(e) Top-set rubber or vinyl base, where used, shall be sealed to the floor and walls.
(3) Ceilings:

(a) The minimum ceiling height shall be a nominal eight feet (2.44 m) with the following exceptions:

(A) Boiler rooms shall have ceiling clearances not less than two feet, six inches (76 cm) above the main boiler header and connecting piping;

(B) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment;

(C) Ceilings in corridors, storage rooms, toilet rooms, and closets shall be not less than seven feet, six inches (2.29 m);

(D) Suspended tracks, rails, and pipes located in path of normal traffic shall be not less than six feet, eight inches (2.03 m) above the floor;

(E) Activity, recreation and exercise rooms, and similar spaces where impact noises may be generated shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.

(b) Ceilings in the dietary and food preparation areas shall have a smooth surface, be light in color, and cover all overhead piping and duct work;

(c) Acoustical ceilings (i.e., acoustical tile) shall be provided for corridors in resident areas, nurses' stations, dayrooms, recreation rooms, dining areas, and waiting areas. Other methods of sound control (e.g., carpeting) will be accepted by the Division if they meet STC classification requirements in Table 1 of these rules).

(4) Walls:

(a) Wall finishes shall be easily cleanable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant;

(b) All walls of rooms in which food or drink is prepared or stored and in dishwashing areas shall be smooth, moisture resistant and light in color.

(5) Exceptions:

(a) Self-Covered Wall Base. Facilities which have been continuously licensed since January 1, 1992 shall not be required to have selfcovered base as required in subsection (2)(d) of this rule unless otherwise provided by OAR 411-087-0010;

(b) Noise Reduction. Facilities which have been continuously licensed since January 1, 1992 shall not be required to meet noise reduction criteria as required in subsection (1)(d) of this rule unless otherwise provided by OAR 411-087-0010;

(C) Acoustical Ceilings. Facilities which have been continuously licensed since January 1, 1992 shall not be required to have acoustical ceilings as required in subsection (3)(c) of this rule unless otherwise provided by OAR 411-087-0010.

Lighting, Noise, Temperature (HVAC), and Odors
(4) Lighting. Lighting intensity shall comply with Table 4.

(4) Lighting. Lighting intensity of all dining, activities and living areas shall comply with Table 4.

**Electrical Systems: General**

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

(2) Receptacles (Convenience Outlets):

(a) Resident Room. Each resident room shall have duplex grounding type receptacles as follows: Two located near the head of each bed, and one for television if used, and one on another wall;

(b) Corridors. Duplex grounding receptacles for general use shall be installed approximately 50 feet (15.24 m) apart in all corridors and within 25 feet (7.62 m) of ends of corridors;

(c) GFI Outlets. All outlets within five feet of a sink shall be a GFI type outlet. The resident sink located either in the resident room or the adjacent resident toilet room shall have a GFI type outlet located within five feet of the sink.

(3) Emergency Electrical Service:

(a) General. To provide electricity during an interruption of the normal electric supply, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power as follows:

(A) Illumination for means of egress as required in NFPA Life Safety Code 101;

(B) Illumination for exit signs and exit directional signs as required in NFPA Life Safety Code 101;

(C) At least one clearly marked emergency power duplex receptacle in each dining area, food preparation area, and restorative care room;

(D) At least one clearly marked emergency power duplex receptacle in each resident room and at each nursing station;

(E) Nurses’ calling systems;

(F) Equipment necessary for maintaining telephone service;

(G) Elevator service that will reach every resident floor when resident rooms are located on other than ground floor;

(H) Equipment for heating resident rooms to maintain a minimum temperature of 65 degrees in each resident room;

(I) General illumination at the nurses’ stations, in the kitchen, and at selected receptacles in the vicinity of the generator set;

(J) Paging or speaker systems if intended for communication during emergency;
(K) Alarm systems including fire alarms activated at manual stations, water flow alarm devices of sprinkler system if electrically operated, fire and smoke detecting systems, and alarms required for nonflammable medical gas systems if installed; and

(L) Coolers for storage of food.

(b) Details. Emergency lighting and emergency outlets in resident rooms shall be in operation within ten seconds after the interruption of normal electric power supply. Emergency service to other receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power shall be distinctively marked. Stored fuel capacity shall be sufficient for not less than 24-hour operation of the generator;

(c) Referenced Regulations. Note: OAR 411-087-0020;

(d) Flashlights. Functioning flashlights shall be readily available in the kitchen, administrator's office, and at each nursing station.

(4) Exceptions. Resident rooms in facilities which have been continuously licensed since January 1, 1992 and which are not used for residents using life-support equipment (e.g., ventilators, continuous suction devices) shall not be required to meet paragraphs (3)(a)(C)-(L) of this rule unless otherwise provided by OAR 411-087-0010.

**Electrical Systems: Lighting**

(1) Purpose. The purpose of this rule is to help ensure nursing facility lighting which provides the best visual acuity possible for nursing facility residents. Facility design should consider that, due to the normal aging process, the older person requires higher levels of illumination, is much more sensitive to glare, and requires greater time to adapt to changes in light levels. The older adult generally has reduced contrast sensitivity. Proper lighting is important in promoting personal independence, psychosocial well-being, minimizing need for staff intervention and preventing accidents.

(2) Lighting Required:

(a) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings, and parking lots shall have lighting;

(b) Light Fixtures. Light fixtures shall be designed to minimize direct glare; e.g., indirect or diffused lighting, and to minimize energy consumption. Bare light bulbs or tubes are not allowed in resident areas or food preparation areas;

(c) Lighting Intensity. Lighting fixtures and circuitry shall have the capability of providing the lighting intensities shown in Table 4.

(3) Natural Light. Windows and skylights shall be utilized to minimize the need for artificial light and to allow residents to experience the natural daylight cycle. The use of windows and skylights is especially important near entrances/exits, in order to avoid difficulty in adjusting to light levels when entering or leaving the facility.

(4) Walls, Floors, Ceilings, Doors, Windows. Wall, floor and ceiling surfaces shall be designed/finished to minimize reflected glare. High contrast surfaces shall be used to assist
residents with limited visual acuity to recognize the juncture between floor and wall, between wall and door, and between floor and other objects (e.g., toilet):

(a) On or after January 1, 1994, new paint and other new finishes used on ceiling shall have a reflectance value of 80 percent or higher. Such paint/finishes shall have a low sheen or matte finish;

(b) On or after January 1, 1994, new paint and other new finishes used on walls above 36 inches from the floor shall have a reflectance value of 60 percent or higher. Such paint/finishes shall have a low sheen or matte finish;

(c) Floors shall have a low sheen or matte finish;

(d) By January 1, 1997, all windows shall have coverings which minimize glare without blocking out all light.

(5) Resident Rooms. Residents’ rooms shall have general lighting switchable at the doorway. Resident rooms shall also have lighting for each bed suitable for reading and indirect low level night illumination switchable at the bed. At least one light fixture for night lighting shall be switchable at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(6) Exceptions:

(a) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be exempt from section (3) of this rule;

(b) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to have 20 percent of the resident rooms (including wardrobe, toilet room entry, toilet room and make-up/shaving area) in compliance with Table 4 by January 1, 1995. One year after January 1, 1995, and every year thereafter, such facility shall be required to have an additional 20 percent of the resident rooms in compliance with Table 4 until January 1, 1999, at which time all resident rooms shall comply;

(c) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for medicine preparation area(s) and nurses station(s) as described in Table 4 by January 1, 1995;

(d) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for food preparation areas, occupational therapy area and activity area(s) as described in Table 4 by January 1, 1996;

(e) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for laundry, examination room(s), and physical therapy area as described in Table 4 by January 1, 1997;

(f) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for staff toilet(s) and administrative offices as described in Table 4 by January 1, 1998;
(g) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to have a minimum interior entry area ambient lighting of 50 foot candles instead of 100 foot candles as described in Table 4.

**Electrical Systems: Alarm**

(1) Exit Door Alarm. The facility shall have an exit door alarm system which alerts the staff when an exit door is opened or when a resident departs, or any other system determined to be acceptable to the Division (such determination shall be in writing).

**Heating and Ventilating Systems**

(1) Energy Conservation. Special design considerations should be given to energy conservation in accordance with Section 53 of the Oregon Structural Specialty Code.

(2) Temperature:

(a) Design. For all areas occupied by residents, the indoor winter design temperature shall be 75 degrees Fahrenheit (24 degrees Celsius). For all other occupied areas, the indoor winter design temperature shall be 72 degrees Fahrenheit (22 degrees Celsius).

**NOTE:** This does not preclude operation at lower temperatures where appropriate and resident safety is not affected.

(b) Function. For all areas occupied by residents, the indoor temperature shall be maintained at not less than 70 degrees Fahrenheit (21 degrees Celsius).

(3) Ventilation Design. In the interest of energy conservation, the facility is encouraged to utilize recognized procedures such as variable air volume and load shedding systems in areas not listed in Table 2 and where direct care is not affected such as administrative and public areas, general storage, etc. Consideration may be given to special design innovations of Table 2 provided that pressure relationships as an indication of direction of air flow and total number of air changes as listed is maintained. All such proposed design innovations are subject to review and approval by the Division.

(4) Ventilation System Details. 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 and have motor life ratings suitable for continuous use (20,000 hours minimum). The ventilation rates shown in Table 2 shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates when needed for temperature control or control of odors:

(a) Outdoor air intakes shall be located as far as practical but not less than 25 feet (7.62 m) from exhaust outlets of ventilating systems, combustion equipment stacks, vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes (plumbing and vacuum vents that terminate above the level of the top of the air intakes may be located as close as ten feet (3.05 m)). The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six feet (1.83 m) above ground level, or if installed above the roof, three feet (91 cm) above roof level;
(b) The ventilation systems shall be designed and balanced to provide the air exchange rate and pressure relationship shown in Table 2;

(c) The bottoms of ventilation openings shall be not less than three inches (7.6 cm) above the floor of any room;

(d) Corridors shall not be used to supply air or exhaust air from any occupiable room. Pressurization of corridors for odor control will be allowed within limits established by the agency having jurisdiction for enforcement of the Oregon Mechanical Specialty Code;

(e) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 3. The filter bed shall be located upstream of the air conditioning equipment unless a pre-filter is employed. In this case, the pre-filter shall be upstream of the equipment and the main filter bed shall be located further downstream. Electronic filter systems meeting required efficiency ratings may be proposed as an acceptable alternative when installed and maintained in accord with recommendations of the manufacturer. Manufacturer’s specifications and recommendations for installation shall be submitted for approval by the Division. If electronic filters are used, the facility shall comply with the manufacturer’s specifications and recommendations for maintenance and cleaning. This information, including a copy of the manufacturer’s specifications and recommendations, shall be documented and available in the facility;

(f) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ASHRAE Standard 52-76. Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosed duct work shall have gaskets or seals to prevent air leakage. A manometer shall be installed across each filter bed serving central air systems;

(g) Air handling duct systems shall meet the requirements of NFPA Standard 90A;

(h) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of NFPA Standard 90A except that all systems, regardless of size, serving more than one smoke or fire zone shall be equipped with smoke detectors to shut down fans automatically as delineated in Paragraph 4-3.2 of the Standard. Access for maintenance shall be provided at all dampers. Switching for restart of fans may be conveniently located for fire department use to assist in evacuation of smoke after the fire is controlled, provided provisions are made to avoid possible damage to the system because of closed dampers.

(5) Testing Required. Prior to facility licensure, all mechanical systems shall be tested, balanced, and operated to demonstrate to the design engineer or his/her representative that installation and performance of these systems conform to the design intent. Test results shall be made available on request to representatives of the Division.

(6) Exceptions. Facilities continuously licensed since January 1, 1992 shall not be required to meet sections (1), (3), (4) and (5) of this rule unless required to conform pursuant to OAR 411-087-0010.

**Water Supply, Sewage Disposal, and Other Piping Systems**

(1) Plumbing System. All interior plumbing systems shall be installed and maintained in conformance with the State Plumbing Code which was current at the time of construction,
municipal or county ordinances and to m rules of the Building Codes Division governing the installation of interior supplies in buildings:

(a) The material used for plumbing fixtures shall be of nonabsorbent acid-resistant material;

(b) Hot water heaters and tanks:

(A) The hot water heating equipment shall have sufficient capacity to supply water at sinks, showers, and tubs at 105 to 120 degrees Fahrenheit. Hot water supply in these areas shall not exceed 120 degrees Fahrenheit and not be less than 100 degrees Fahrenheit;

(B) The hot water heating equipment shall have sufficient capacity to provide water in the laundry and dietary areas at a minimum temperature of 160 degrees Fahrenheit;

(C) Storage tank(s) shall be fabricated of corrosion-resistant metal or lined with noncorrosive material.

(c) Drainage systems. Insofar as possible, draining piping shall not be installed within the ceiling nor installed in an exposed location in food preparation centers, food serving facilities, food storage areas, and other critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems;

(d) Nonflammable medical gas systems. If used, nonflammable medical gas system installations shall conform to the requirements of NFPA 99, Chapter 4, 1990 Edition;

(e) Clinical vacuum (suction) systems. If used, clinical vacuum system installations shall be in accordance with the requirements of NFPA 99, Chapter 4, 1990 Edition;

(f) Identification. All piping in the heating, ventilation, air conditioning (HVAC) and service water systems shall be color coded or otherwise marked for easy identification.

(2) Water Supply. Hot and cold water, safe, sanitary and suitable for domestic use, shall be distributed at 20 pounds per square inch pressure or greater to conveniently located taps throughout the building. When the water supply is not obtained from the community water supply system and an independent supply is used, such water supply shall be in compliance with the Health Division Administrative Rules.

(3) Sewage and Wastewater:

(a) All sewage and liquid wastes shall be disposed of in a municipal sewer system if such facilities are available. When a municipal sewer system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in an independent sewer system which conforms to the applicable minimum standards of the Department of Environmental Quality;

(b) All drainage and other arrangements for the disposal of excreta, infectious discharges, institutional and kitchen wastes shall conform to the State Plumbing Code, municipal or county
ordinances, and to the rules of the State Health Division and the Department of Environmental Quality.

**Building Sprinkler Systems**

(1) Applicable Codes. Facilities with sprinkler systems for fire suppression shall be installed to comply with the *Oregon Structural and Life Safety Code* as adopted by the Oregon Building Codes Division or local jurisdictions having authority.

(2) Unheated Areas. Sprinkler systems located in unheated areas or above the insulated ceiling system shall be of a dry type, have automatic heaters that maintain a minimum temperature of 40 degrees Fahrenheit, or have an antifreeze system.

**Waste Processing Systems**

Storage and disposal. Space and facilities shall be provided for the sanitary storage and disposal of waste. Incinerator units must be a system approved by the Department of Environmental Quality. Compliance with OAR 333, division 18 is required.

**Elevator Systems**

All buildings having residents' facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on a floor other than the main entrance floor shall have electric or electro-hydraulic elevators. Installation and testing of elevators shall comply with requirements of the Oregon Building Codes Division Elevator Safety Section:

(1) Number:

(a) Buildings required to have elevators under this rule shall have at least one hospital-type elevator;

(b) Buildings with 60 to 200 beds located on floors other than the main entrance floor or where the major inpatient services are located on a floor other than those containing resident beds shall have at least two elevators;

(c) Buildings with more than 200 beds located on floors other than the main entrance floor shall have at least three elevators.

(2) Cars and Platforms:

(a) Dimensions. Cars of hospital-type elevators shall have inside dimensions that will accommodate a resident bed and attendants and shall be at least five feet (1.52 m) wide by seven feet six inches (2.29 m) deep. The car door shall have a clear opening of not less than three feet eight inches (1.12 m);

(b) Leveling. Elevators shall be equipped with an automatic leveling device on the two-way automatic maintaining type with an accuracy of 1/2 inch (1.3 cm);

(c) Operation. Elevators, except freight elevators, shall be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor.
Elevator call buttons, controls, and door safety stops shall be of a type that will not be activated by heat or smoke;

(d) Disabled Access. Elevator controls, alarm buttons, signals and telephones shall be accessible to wheelchair occupants and usable by the blind.

(3) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from this rule unless otherwise provided by OAR

Amenities

(4) Drinking Fountains, Telephones. At least one drinking fountain and telephone shall be available on each floor for residents, staff, and visitors, including those physically disabled. Telephones and fountains shall be provided in accordance with the American National Standards Institute's "Providing Accessibility and Usability for Physically Handicapped People" effective February 5, 1986. The number of the fire department and police department shall be affixed to every telephone. The facility shall have telephones designated for use by residents which allow for privacy during conversation and are wheelchair accessible.

(5) Exceptions. Facilities continuously licensed since January 1, 1992 shall not be required to have drinking fountains on every floor, waiting area/lounge or a sheltered entrance as required by this rule unless otherwise provided by OAR 411-087-0010.

Personal Care Services

Separate room or designated space and appropriate equipment shall be provided for hair care and grooming needs of residents.

Outdoor Area

(d) The facility grounds shall be kept orderly and free of litter and refuse.

(2) Outside Walkways, Parking:

(a) Walkways and curbs from the street, public transit or parking spaces to the building entrance shall be designed to facilitate travel by

(b) Disabled Parking Facilities. Parking spaces for disabled visitors and staff shall be provided.

(3) Entrance, Waiting Area. At least one primary grade level entrance to the building shall be sheltered from weather and be fully accessible to disabled persons. The facility shall have a waiting area or lounge located inside the main entrance.

Storage Rooms

(3) Maintenance Equipment and Supplies. Space shall be provided for storage of building and yard maintenance equipment and supplies which are kept at the facility.

New Construction: Facility-Wide