Housekeeping/Laundry/Maintenance


(a) A laundry room shall be provided in a facility where commercial laundry service is not used for the washing of soiled linens.

(b) The entrance and exit to the laundry room shall be located to prevent the transportation of soiled or clean linens through food preparation, food storage or food serving areas.

(c) The facility shall have a separate room for central storage of soiled linens. The room shall be well ventilated, constructed of materials impervious to odors and moisture and easily cleaned. Soiled linens may not be transported through areas where clean linen is stored.

(d) A facility shall provide a separate room or area for central storage of clean linens and linen carts.

(e) Equipment shall be made available and accessible for residents desiring to do their personal laundry.

§ 205.32. Janitor closet.

(a) At least one janitor closet shall be provided in a unit. If physical arrangement permits, one janitor’s closet may serve more than one nursing unit or wing.

(b) A separate janitor’s closet is required for the kitchen.

Staff Area

(f) Toilets and lavatories other than resident facilities shall be provided for male and female visitors in facilities.

Corridors, Floors, and Signage

§ 205.8. Ceiling heights.

Ceiling heights may be 7 feet 6 inches except in boiler rooms where a minimum of 30 inches shall be provided above the main boiler heater and connecting piping. Adequate headroom for convenient maintenance and other proposed operations shall be maintained below the piping.

§ 205.9. Corridors.

(a) Resident corridors shall have a handrail on both sides with a return to the wall at each rail ending. Handrails shall be detailed and finished for safety and shall be free from snagging. Brackets may not impede the continuous progress of hands along the railing.
(b) Corridors shall be lighted adequately during the day and night.

(c) Areas used for corridor traffic may not be considered as areas for dining, storage, diversional or social activities.

§ 205.10. Doors.

(a) Doors into bathrooms and toilet rooms used by residents shall be at least 36 inches wide, except for an existing facility where the minimum width of toilet room doors is 32 inches.

(b) A door to a resident room shall swing into the room.

(c) A door to a toilet room which swings into the toilet area shall be equipped with special hardware which permits the door to be opened from the outside, and swing out, in case of emergency.

(d) Resident and visitor toilet stall doors shall swing out. Curtains or equivalent shall be considered as meeting this requirement.

(e) A door to a basement or a cellar may not be located in a resident room.

(f) A door opening to the exterior, which may be opened occasionally for ventilation purposes, with the exception of an approved exit door, shall be effectively covered with screening.

§ 205.13. Floors.

(a) Floors traveled by residents shall be of nonskid material.

(b) Floors in the kitchen, bathroom, toilet rooms, shower rooms, utility rooms, bedpan and hopper rooms shall be of nonskid, nonabsorbent materials and easily cleanable.

§ 205.16. Stairs.

Stairs used by residents shall have no locked gates or free swinging doors obstructing ascent or descent.

§ 205.17. Stairways.

There shall be indoor stairs and stairways to a basement if the stairs are to be used by personnel of the facility.

Lighting, Noise, Temperature (HVAC), and Odors


(a) Elevator service shall be provided for residents when a resident use area is located above or below the first floor or grade level entrance in a building constructed or converted for use after January 1975 as a facility providing either skilled or intermediate care.

(b) The cab platform of an elevator shall measure no less than 5 feet by 7 feet 6 inches. Cab and shaft door may have not less than a 44 inch opening and shall be power operated.

(a) Window openings in the exterior walls that are used for ventilation shall be effectively covered by screening.

(b) Rooms with windows opening onto light or air shafts, or onto an exposure where the distance between the building or an obstruction higher than the windowsill is less than 20 feet may not be used for resident bedrooms.

§ 205.61. Heating requirements for existing and new construction.

(a) The heating system shall comply with local and State codes. If there is a conflict, the more stringent requirements shall apply.

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(b) Exposed heating pipes, hot water pipes or radiators in rooms and areas used by residents or within reach of residents, shall be covered or protected to prevent injury or burns to residents. This includes hot water or steam piping above 125°F.

§ 205.63. Plumbing and piping systems required for existing and new construction.

(a) Potable ice may not be manufactured or stored in the soiled utility room.

(b) Water distribution systems shall be designed and arranged to provide potable hot and cold water at hot and cold water outlets at all times. The system pressure shall be sufficient to operate fixture and equipment during maximum demand periods.

(c) Hot water outlets accessible to residents shall be controlled so that the water temperature of the outlets does not exceed 110°F.

§ 205.67. Electric requirements for existing and new construction.

(a) Artificial lighting shall be restricted to electric lighting.

(b) Spaces occupied by people, machinery and equipment within buildings shall have electric lighting which is operational at all times.

(c) Electric lights satisfactory for residents’ activities shall be available.

(d) Electric lights in rooms used by residents shall be placed or shaded to prevent direct glare to the eyes of residents.

(e) Night lights shall be provided in bedrooms, stairways, corridors, bathrooms and toilet rooms used by residents.

(f) Arrangements to transfer lighting from overhead fixtures to night light fixtures in stairways and corridors shall be designed so that switches can only select between two sets of fixtures and cannot extinguish both sets at the same time.

(g) In addition to night lights, residents’ bedrooms shall have general lighting. The light emitting surfaces of the night light may not be in direct view of a resident in a normal in-bed position.
(h) A reading light shall be provided for each resident.

(i) In each resident room there shall be grounding type receptacles as follows: one duplex receptacle on each side of the head of each bed except for parallel adjacent beds. Only one duplex receptacle is required between beds plus sufficient duplex receptacles to supply portable lights, television and motorized beds, if used, and one duplex receptacle on another wall.

(j) A nurse’s calling station—signal originating device—with cable with push button housing attached or other system approved by the Department shall be provided at each resident bed location so that it is accessible to the resident. Two cables and buttons serving adjacent beds may be served by one station. An emergency calling station within reach of the resident shall be provided at each bathing fixture and toilet unless a single bell can be reached by the resident from both the bathing fixture and the toilet. Cable and push button housing requirement will apply to those facilities constructed after July 1, 1987.

(k) Calls shall register by a signal receiving and indicating device at the nurses’ station, and shall activate a visible signal in the corridor at the resident’s door. In multicorridor nursing units, additional visible signal indicators shall be installed at corridor intersections.

Amenities

Outdoor Area

§ 205.1. Location or site.
A building to be used for and by residents shall be located in areas conducive to the health and safety of the residents.

§ 205.2. Grounds.
(a) Grounds shall be adequate to provide necessary service areas and outdoor areas for residents. A facility with site limitations may provide rooftop or balcony areas if adequate protective enclosures are provided.

(b) Delivery areas, service yards or parking area shall be located so that traffic does not cross areas commonly used by residents.

New Construction: Facility-Wide

§ 205.62. Special heating requirements for new construction.
(a) Boiler feed pumps, heat circulating pumps, condensate return pumps and fuel oil pumps shall be connected and installed so that the total load can be carried by the remaining pumps with one pump out of service.

(b) To prevent shutting down the entire system when repairs are required, supply and return mains and risers of cooling, heating and process steam systems shall be valved to isolate the various sections of the system. Each piece of equipment shall be valved at the supply and return.

§ 205.64. Special plumbing and piping systems requirements for new construction.
(a) Plumbing systems shall be installed to meet the requirements of local plumbing codes and Chapter 14, Medical Care Facility Plumbing Equipment, of the *PHCC National Standard Plumbing Code*. Sections 14.22 and 14.23 of the *PHCC National Standard Plumbing Code* are not mandatory, but are recommended. If the codes listed in this subsection conflict, the most stringent requirement shall apply.

(b) Approved backflow preventers or vacuum breakers shall be installed with plumbing fixtures or equipment where the potable water supply outlet may be submerged and which is not protected by a minimum air gap. This includes hose bibs, janitor sinks, bedpan-flushing attachments and other fixtures to which hoses or tubing can be attached.

(c) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(d) Shower bases and tubs shall provide nonskid surfaces for standing residents.

**§ 205.66. Special ventilation requirements for new construction.**

(a) Ventilation for new construction shall conform to the following:

*Pressure Minimum Air Minimum*

*Relationship Changes of Total Air All Air Recirculated*

eto *Adjacent Outdoor Air Changes Directly within*

*Area Designation Areas Per Hour Per Hour to Outdoors Room Units*

- Resident Room Equal 2 2 Optional Optional
- Resident Area Corridor Equal Optional 2 Optional Optional
- Physical therapy Negative 2 6 Optional Optional
- Occupational therapy Negative 2 6 Optional Optional
- Soiled workroom or soiled holding Negative 2 10 Yes No
- Clean workroom or clean holding Positive 2 4 Optional Optional
- Toilet room Negative Optional 10 Yes No
- Bathroom Negative Optional 10 Yes No
- Janitor's closet Negative Optional 10 Yes No
- Sterilizer equipment room Negative Optional 10 Yes No
- Linen and trash chute rooms Negative Optional 10 Yes No
- Food preparation center Equal 2 10 Yes Yes
- Warewashing room Negative Optional 10 Yes Yes
<table>
<thead>
<tr>
<th>Activity</th>
<th>Type</th>
<th>Minimum Value</th>
<th>Optional</th>
<th>Yes No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dietary day storage</td>
<td>Equal</td>
<td>2</td>
<td>Optional</td>
<td>Yes No</td>
</tr>
<tr>
<td>Laundry, general</td>
<td>Equal</td>
<td>2</td>
<td>10</td>
<td>Yes</td>
</tr>
<tr>
<td>Soiled linen sorting and storage</td>
<td>Negative</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
</tr>
<tr>
<td>Clean linen storage</td>
<td>Positive</td>
<td>Optional</td>
<td>2</td>
<td>Yes</td>
</tr>
<tr>
<td>Special Care Room/Isolation</td>
<td>Negative</td>
<td>2</td>
<td>6</td>
<td>Yes No</td>
</tr>
</tbody>
</table>

(b) Central air systems shall be provided with filters having a minimum efficiency of 25% based on ASHRAE Standard No. 52-68 and certified by an independent testing agency. Central air systems shall have a manometer installed across each filter bed.

(c) Air supply systems shall be operated mechanically. Air exhaust and return systems shall be operated mechanically, except for air not required to be exhausted directly outdoors as indicated in subsection (a). Where subsection (a) requirements for outdoor air is optional, this air may be supplied directly by transfer ducts or grilles to adjacent spaces without being filtered through a central system. Air may not be transferred to or from corridors, to or from adjacent spaces, except as permitted in the applicable edition of the National Fire Protection Association 101 Life Safety Code which is currently adopted by the Department.

(d) The dietary dry storage and kitchenware washing rooms may use direct air from the kitchen without being filtered through a central system.

(e) The ventilation rates indicated in subsection (a) are minimum mandatory rates for the area listed and may not be construed as precluding the use of higher rates. For areas not listed, such as dining rooms, lounge and recreation rooms, solaria, and the like, mechanical ventilation rates are optional, but where mechanical ventilation is provided, the supply air shall be obtained from the outdoors through individual room units or from central systems. The unlisted room areas, if ventilated, shall contain an equal pressure relationship.

(f) Where mechanical ventilation is not mandatory or provided, the areas may be ventilated by outside windows that can be easily opened and closed.

(g) Outdoor air intakes may be no less than 25 feet from waste air discharges, such as discharge from ventilation systems, combustion stacks, plumbing vents, vehicle exhaust and the like. The bottom of outdoor air intakes serving central systems and kitchens may not be less than 3 feet above the finished grade or roof level.

(h) Ventilation air openings which are located near floors shall be installed not less than 3 inches above the finished floor.

(i) Air quantities in cubic feet per minute shall be indicated on the drawings for room supply, return and exhaust ventilation openings.

§ 205.68. Special electrical requirements for new construction.

(a) Electrical systems and equipment shall comply with the latest edition of the National Electrical Code, NFPA 70. If local or State codes are more stringent, the more stringent requirements apply.
(b) Materials comprising the electrical systems shall be listed as complying with applicable standards of the Underwriters’ Laboratories, Inc., or other similarly established standards.

(c) Minimum lighting levels for long-term care nursing facilities shall conform with the following:

Area Footcandles

<table>
<thead>
<tr>
<th>Area</th>
<th>Footcandles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridors and interior ramps</td>
<td>20</td>
</tr>
<tr>
<td>Stairways other than exits</td>
<td>30</td>
</tr>
<tr>
<td>Exit stairways and landings on floor</td>
<td>5 on floor</td>
</tr>
<tr>
<td>Doorways</td>
<td>10</td>
</tr>
<tr>
<td>Administrative and lobby areas, day</td>
<td>50</td>
</tr>
<tr>
<td>Administrative and lobby areas, night</td>
<td>20</td>
</tr>
<tr>
<td>Chapel or quiet area</td>
<td>30</td>
</tr>
<tr>
<td>Physical therapy</td>
<td>20</td>
</tr>
<tr>
<td>Occupational therapy</td>
<td>30</td>
</tr>
<tr>
<td>Worktable, coarse work</td>
<td>100</td>
</tr>
<tr>
<td>Worktable, fine work</td>
<td>200</td>
</tr>
<tr>
<td>Recreation area</td>
<td>50</td>
</tr>
<tr>
<td>Dining area</td>
<td>30</td>
</tr>
<tr>
<td>Resident care unit (or room) general</td>
<td>10</td>
</tr>
<tr>
<td>Resident care room, reading</td>
<td>30</td>
</tr>
<tr>
<td>Nurses’ station, general, day</td>
<td>50</td>
</tr>
<tr>
<td>Nurses’ station, general, night</td>
<td>20</td>
</tr>
<tr>
<td>Nurses’ desk, for charts and records</td>
<td>70</td>
</tr>
<tr>
<td>Nurses’ medicine cabinet</td>
<td>100</td>
</tr>
<tr>
<td>Utility room, general</td>
<td>20</td>
</tr>
<tr>
<td>Utility room, work counter</td>
<td>50</td>
</tr>
<tr>
<td>Pharmacy area, general</td>
<td>30</td>
</tr>
<tr>
<td>Pharmacy, compounding and dispensing areas</td>
<td>100</td>
</tr>
<tr>
<td>Janitor’s closet</td>
<td>15</td>
</tr>
<tr>
<td>Toilet and bathing facilities</td>
<td>30</td>
</tr>
<tr>
<td>Barber and beautician areas</td>
<td>50</td>
</tr>
</tbody>
</table>

(d) The applicable standards for lighting levels are those established by the current edition of the Illuminating Engineering Society of North America (IES) Lighting Handbook.