Housekeeping/Laundry/Maintenance

2811. Utility Rooms (II)
A. At least one (1) soiled utility room per staff work area shall be provided that contains a clinical sink, work counter, and waste receptacle. As an exception, the clinical sink shall not be required if each resident toilet is equipped with bedpan cleaning lugs, spray hose and elevated vacuum breaker.

B. At least one (1) clean utility room per staff work area shall be provided that contains a work counter with handwashing sink and space for the storage and assembly of supplies for nursing procedures.

2819. Janitor's Closet (II)
A lockable janitor's closet of a minimum of twenty (20) square feet shall be provided for each area served by a staff work area and main food preparation center. Each closet shall be equipped with a mop sink or receptor and space (shelves and brackets) for the storage of supplies and equipment.

Staff Area
A. Separate bathroom accommodations, toilet, and handwashing sink shall be provided in sufficient numbers to serve the needs of staff members.

2807. Staff Work Area (II)
A. A staff work area shall be provided for each sixty (60) licensed beds or fraction thereof.

B. The staff work area shall contain at least a telephone, bulletin board, a refrigerator and adequate space for maintaining resident records as well as for administrative activities.

C. A restroom used exclusively by staff shall be provided in close proximity to the staff work area.

N. At least one (1) private room, if available, shall be provided in each area served by a staff work area for incompatibility, personality conflicts, etc. (II)

Corridors, Floors, and Signage
A. Halls, corridors and all other means of egress from the building shall be maintained clear and free of obstructions.

2812. Doors (II)
B. Door widths on exit doors, bath and restroom door openings, and doors that have locks shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

C. All resident rooms, restrooms, and rooms where bathing takes place shall have nontransparent doors.

D. All glass doors, including sliding or patio type doors shall have a contrasting or other indicator that causes the glass to be observable, e.g., a decal located at eye level.

E. Exit doors required from each floor shall swing in the direction of exit travel. Doors, except those to spaces such as small closets that are not subject to occupancy, shall not swing into corridors in a manner that obstructs corridor traffic flow or reduces the corridor width to less than one-half the required width during the opening process.

F. Doorways from resident occupied rooms or exit-access passageways to the outside of the facility shall be at least eighty (80) inches in height and forty-four (44) inches in width.

**2814. Ramps (II)**

Ramps shall discharge onto a surface that is firm and negotiable by persons with disabilities in all weather conditions and to a location accessible for loading into a vehicle.

**2815. Landings (II)**

Exit doorways shall not open immediately upon a flight of stairs. A landing shall be provided that is at least the width of the door and is the same elevation as the finished floor at the exit.

**2816. Handrails (II)**

Handrails, which are located not less than thirty (30) inches nor more than thirty-six (36) inches above the finished floor shall be provided on both sides of halls and/or corridors. Ends of handrails shall return to the wall.

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

**2503. Temperature Control (II)**

A. Plumbing fixtures that require hot water and that are accessible to residents shall be supplied with water that is thermostatically controlled to a temperature of at least one-hundred (100) degrees Fahrenheit and not to exceed one-hundred and twenty (120) degrees Fahrenheit at the fixture. (I)

B. The water heater or combination of heaters shall be sized to provide at least six (6) gallons per hour per licensed bed at the temperature range indicated in Section 2503.A.

C. The temperature of hot water supplied to kitchen equipment, utensil sinks, dish machines, and sanitizers shall be maintained in accordance with requirements outlined in R.61-25. As an exception, hot water supplied to the kitchen equipment, utensil sinks, dish machines, and sanitizers may be supplied at no less than one-hundred and twenty (120) degrees Fahrenheit provided all kitchen equipment and utensils are chemically sanitized.
D. Hot water provided for washing linen and clothing shall not be less than one hundred and sixty (160) degrees Fahrenheit. Should chlorine additives or other chemicals that contribute to the margin of safety in disinfecting linen and clothing be a part of the washing cycle, the minimum hot water temperature shall not be less than one-hundred and ten (110) degrees Fahrenheit, provided hot air drying is used.

E. Hot water distribution systems shall be of the recirculating type to assure hot water at each hot water outlet at all times.

B. An emergency generator shall be provided to deliver emergency electrical service during interruption of the normal electrical service.

C. Emergency electrical service shall be provided to the distribution system as follows:
   1. Exit lights and exit directional signs;
   2. Exit access corridor lighting;
   3. Lighting of means of egress and staff work areas;
   4. Fire detection and alarm systems;
   5. In resident care areas (duplex receptacles in corridors or in resident rooms);
   6. Signal system;
   7. Equipment necessary for maintaining telephone service;
   8. Elevator service that will reach every resident floor when rooms are located on other than the ground floor;
   9. Fire pump;
   10. Equipment for heating resident rooms;
   11. Public restrooms;
   12. Essential mechanical equipment rooms;
   13. Battery-operated lighting and a receptacle in the vicinity of the emergency generator;
   14. Alarm systems, water flow alarm devices, and alarms required for medical gas systems;
   15. Resident records when solely electronically based.

D. Receptacles and switches connected to emergency power shall be distinctively marked.

E. Emergency generators shall be operated weekly for at least thirty (30) minutes and shall be operated at least monthly under load for at least thirty (30) minutes. Within one (1) year of the effective date of this regulation, emergency generators shall be tested at least once every thirty-six (36) months for a minimum of four (4) continuous hours.

2702. Heating, Ventilation, Air Conditioning (II)
A. Design temperature range for all occupied areas shall be seventy-one degrees (71 degrees Fahrenheit) minimum at winter design conditions, and eighty-one degrees (81 degrees Fahrenheit) maximum at summer design conditions.

B. The HVAC system shall be inspected at least annually by a certified and/or licensed technician.

2813. Elevators (II)

A. Buildings having resident accommodations, such as resident rooms, dining rooms, recreation areas, located in an area other than the main floor, shall have at least one (1) elevator that can transport a hospital-type bed.

B. Elevators shall be inspected and tested upon installation, prior to first use, and annually thereafter by a certified elevator inspector.

2817. Screens (II)

Windows, doors and openings intended for ventilation shall be provided with insect screens unless the facility is completely air conditioned and mechanically ventilated.

Amenities

2801. Facility Accommodations and Floor Area (II)

A. The facility shall provide a decorative, homelike, and comfortable environment that shall include, but not be limited to, pictures, books, magazines, clocks, plants, current calendars, stereos, television, and appropriate holiday or seasonal decorations. Consideration shall be given to the preferences of the residents in determining an appropriate homelike atmosphere in resident rooms and activity and dining areas.

B. There shall be sufficient living arrangements providing for residents' quiet reading, study, relaxation, entertainment, or recreation, to include living, dining, and recreational areas available for residents' use.

E. Methods for assuring visual and auditory privacy between residents, staff, and visitors shall be provided, as necessary.

2821. Telephone Service

At least one (1) telephone shall be available and easily accessible on each floor of the facility for use by residents for their private, discretionary use. Telephones shall be portable to accommodate bedridden or ambulatory-impaired residents. Telephones capable of only local calls are acceptable for this purpose, provided other arrangements exist to offer residents discretionary access to a telephone capable of long distance service.

Outdoor Area

B. Outdoor areas routinely used by residents where unsafe, unprotected physical hazards exist shall be enclosed by a fence or a natural barrier of a size, shape, and density that effectively impedes access to the hazardous area. Such areas include, but are not limited to, steep grades, cliffs, open
pits, high voltage electrical equipment, ponds and swimming pools, and roads exceeding two (2) lanes, excluding turn lanes. (I)

C. Fenced areas that are part of a fire exit from the building shall have a gate that unlocks in case of emergency per Special Locking Arrangements in the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

D. Mechanical or equipment rooms that open to the outside of the facility shall be protected from unauthorized individuals. (II)

E. Swimming pools shall be designed, constructed, and maintained pursuant to R.61-51. (II)

**New Construction: Facility-Wide**

Construction and installation of the following components shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

A. Height and Area Limitations.

B. Fire-Resistive Rating.

C. Vertical Openings.

D. Wall and Partition Openings.

E. Ceiling Openings.

F. Firewalls.

G. Floor Finishes.

H. Wall Finishes.

I. Guardrails.

J. Ceilings.

K. Drainage Systems.

1. Drainage piping shall not be installed within the ceiling nor installed in an exposed location in food preparation, food serving, or food storage areas, and above electrical equipment, and other critical areas.

2. Special precautions shall be made to protect these areas from possible leakage or condensation from necessary overhead piping systems.

L. Elevators.

M. Corridors.

N. Ramps.
O. Landings.

P. Windows and Mirrors.

Q. Exits.

R. Building Systems, i.e., Plumbing (Water Systems), Mechanical (Heating, Ventilation, and Air Conditioning), Electrical.

2201. Hazardous Elements (II)

Construction and installation of the following components shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

A. Furnaces and Boilers.

B. Dampers.

C. Incinerators.

1. Incinerators when used shall conform to the requirements of R.61-79.

2. Incinerators located within the facility shall be separated from the rest of the building by walls, partitions, floor and ceiling construction having a fire resistant rating of not less than two (2) hours.

3. Combustion air shall be discharged to the outside and ventilation air shall be taken from the outside.

2301. Fire Protection (II)

A. Construction and installation of the following equipment and systems shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

1. Firefighting Equipment.

a. Extinguishers shall be sized, located, installed, and maintained in accordance with NFPA No. 10 except that portable fire extinguishers intended for use in resident sleeping areas and in the corridors of resident areas shall be the two-and-a-half (2 1/2) gallon stored-pressure type water extinguisher. As an exception, where the facility identifies a need to protect fire extinguishers from resident tampering, the fire extinguisher may be located in a locked cabinet provided that all facility staff will have in their possession a clearly identifiable key that will operate all locked extinguisher cabinets in the facility. (I)

b. The kitchen shall be equipped with a minimum of one (1) K-type and one (1) 20-BC-type fire extinguisher. (I)

c. Each staff work area shall be equipped with a minimum of one (1) 2A:10BC type fire extinguisher. (I)
d. To assure fire extinguishers remain functional, each shall be checked at least monthly by the facility.


3. Fire Alarms.
   a. The alarm system shall cause the central re-circulating ventilation fans that serve the area(s) of alarm origination to cease operation and to shut the associated smoke dampers.
   b. Fire alarm pull-stations shall be at or near each staff work area and in other areas of the facility in accordance with NFPA 72.
   c. The fire alarm system shall have the main alarm panel installed at a location that is constantly attended by staff. An audible and visual trouble indicator shall be located where it can be observed by staff members.

4. Smoke Detectors.
   a. Smoke detectors shall be installed in all exit access corridors thirty (30) feet on center, no farther than fifteen (15) feet from any wall, and within five (5) feet of a smoke partition opening in accordance with NFPA 72 and the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. As an exception, where each resident room is protected by a smoke detector(s) and detectors are provided on both sides of the rated smoke and fire partitions, such corridor system will not be required on the resident room floors.
   b. Smoke detectors in resident rooms shall have a clearly visible indicator light in the corridor outside the door of the room to indicate when that smoke detector is activated. As an exception, when the fire alarm system is fully addressable, i.e., each detector is identifiable and locatable by its signal, and there are sufficient annunciator panel(s) such that travel distance in any hall to an annunciator panel does not exceed fifty (50) feet, and the annunciator panel will indicate the activated smoke detector by location, the light over the door in the hall is not required.
   c. All smoke detectors shall be electrically interconnected to the fire alarm system as well as to the hold-open devices on smoke doors and fire doors within a fire zone. d. Smoke and/or heat detection systems shall be installed within, but not limited to, the following spaces: assembly spaces, utility rooms, storage rooms, janitor closets, laundry rooms, kitchens, mechanical and electrical rooms.

5. Flammable Liquids. (I)
   a. The storage and handling of flammable liquids shall be in accordance with NFPA 30 and 99.
   b. Flammable liquids such as gasoline, oil, paints, solvents, shall be stored in an outside building or in a one-hour fire separated room opening to the outside. Mechanical or gravity ventilation for the room shall be taken from, and exhausted to, the outside.

   a. Gases, i.e., flammable and nonflammable, shall be handled and stored in accordance with the provisions of NFPA 99 and 101.
b. Installation, maintenance, and testing of piped gas systems shall meet the provisions of NFPA 99.

c. Safety precautions shall be taken against fire and other hazards when oxygen is dispensed, administered, or stored. All cylinders shall be appropriately secured. As an exception, in “Smoke-Free” facilities where smoking is prohibited, and where the facility nonsmoking policy is strictly enforced, and where “Smoke-Free” signs are strategically placed at all major entrances, secondary “No Smoking” signs shall not be required in and in the vicinity of resident rooms where oxygen is being administered. “No Smoking” signs shall be required in and in the vicinity of resident rooms and all other areas of the facility where oxygen is being stored. (I)

d. If used, clinical vacuum system installations shall be in accordance with the requirements of Compressed Gas Association publication regarding clinical vacuum systems.

7. Furnishings and Equipment.

a. The physical plant shall be maintained free of fire hazards or impediments to fire prevention.

b. No unvented fuel heaters shall be permitted in the facility. Portable electric heaters may be used for emergencies in accordance with South Carolina State Fire Marshal rules and regulations.

c. Fireplaces and fossil-fuel stoves, e.g., wood-burning, shall have partitions or screens or other means to prevent burns. Fireplaces shall be vented to the outside. “Unvented” type gas logs are prohibited. Gas fireplaces shall have a remote gas shutoff within the room and not inside the fireplace.

d. Cubicle curtains, window dressings, portable partitions, wastebaskets, mattresses, and pillows shall be noncombustible, inherently flame-resistant, or treated or maintained flame-resistant in accordance with NFPA 701, Standard Methods of Fire Tests for Flame-Resistant Textiles and Films. As an exception, window blinds require no flame treatments.

e. The facility shall comply with all current state laws and regulations concerning smoking in the facility, i.e., S.C. Code Ann. Section 44-95-20 et seq. (1976, as amended).

B. Fire detection, alarm and extinguishing systems shall be inspected, tested, and maintained in accordance with the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. (I)

SECTION 2500 - WATER SUPPLY/ HYGIENE

2501. Design and Construction (II)

A. A water distribution system, provided by a public or private source, shall be approved by the Department’s Bureau of Water prior to facility construction and/or beginning operation.

B. The facility’s water system shall be in compliance with R.61-58 and other State, Federal, and local laws and regulations.

C. Prior to construction, expansion, or modification of a water distribution system, application shall be made to the Department’s Bureau of Water for a Permit for Construction. The application shall include such engineering, chemical, physical, or bacteriological data as may be required by the
Department and shall be accompanied by engineering plans, drawings, and specifications prepared by an engineer registered in South Carolina and shall include his or her signature and official seal.

D. Construction and installation of stop valves and cross-connections shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

2502. Disinfection of Water Lines (I)

A. After construction, expansion, or modification, a water distribution system shall be disinfected in accordance with R.61-58.

B. Samples shall be taken from the water system and forwarded to a certified laboratory for total coliform analysis in accordance with R.61-58. The water shall not be used as a potable supply until certified as satisfactory.

C. When a water supply as approved by the Department in accordance with R.61-58 is not available, a water supply shall be provided that meets the requirements of the Department. Prior to construction of such a water supply, the engineer shall obtain a permit to construct from the Department. Before placing the water supply into service, a final approval shall be obtained from the Department.

2504. Design and Construction of Wastewater Systems (II)

A. A wastewater system, provided by a public or private source, shall be approved by the Department’s Bureau of Water prior to facility construction and/or beginning operation.

B. The wastewater system for commercial kitchens shall be in accordance with R.61-25.

SECTION 2600 - ELECTRICAL

2601. General

A. Construction and installation of the following electrical systems shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

1. Panelboards. The panelboard directory shall be labeled to conform to the actual room numbers or designations. (II)

2. Lighting.

   a. Artificial light shall be provided to include sufficient lighting for reading, observation, and activities. There shall be a minimum of thirty-five (35) foot-candles in areas used for reading, study, or close work. Lighting in work areas and medication preparation areas shall not be less than thirty (30) foot-candles. (II)

   b. Resident rooms shall have lighting that provides a minimum of twenty (20) foot-candles in all parts of the room and shall have at least one (1) light fixture for night lighting. The switches to the main and night lighting shall be located at the strike side of the entrance door in each resident room and shall be of the quiet operating type. (II)
c. All food preparation areas, equipment and utensil washing areas, handwashing areas, toilet areas for kitchen staff and volunteers, walk-in refrigeration units, dry food storage areas, and dining areas during cleaning operation shall be lighted in accordance with R.61-25.

3. Receptacles.

4. Ground Fault Protection. (I)

5. Exit Signs. (I)

B. All electrical wiring, installations and equipment shall be maintained in a safe, operable condition in accordance with NFPA 70 and 99 and shall be inspected at least annually by a licensed electrician, registered engineer, or certified building official. (II)

C. The use of electrical extension cords is prohibited, except as noted below. (II)

1. Extension cords may be used for small personal appliances, such as floor lamps, table lamps, radios.

2. Extension cords shall be connected to only one (1) device to prevent overloading of the circuit.

3. Extension cords shall be properly secured and not be placed overhead, under carpets or rugs, or anywhere that the cord can cause trips, falls, or overheat.

4. Power strips may be used for data processing equipment, e.g., computer, monitor, printer. Power strips shall not be used with medical devices in resident care areas or as a substitute for adequate electrical outlets.

2602. Emergency Electrical Service (II)

A. Construction and installation of emergency electrical service shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

SECTION 2700 - HEATING, VENTILATION, AND AIR CONDITIONING

2701. General (II)

Prior to licensure of the facility, all mechanical systems shall be tested, balanced and operated to demonstrate that the installation and performance of these systems conform to the requirements of the plans and specifications.