Physical Environment Facility Wide State Regulations

Note: This document is arranged alphabetically by State. To move easily from State to State, click the “Bookmark” tab on the Acrobat navigation column to the left of the PDF document. This will open a Table of Contents for the document. The relevant federal regulations are at the end of the PDF.

ALABAMA

Housekeeping/Laundry/Maintenance

— (e) Maintain an effective pest control program so that the facility is free of pests and rodents.

— In the laundry, provision shall be made to increase the water temperature to 160 degrees Fahrenheit unless manufacturer documentation can be provided for the chemical being used at a lower temperature.

— (c) The building shall be structurally sound, free from leaks and excessive moisture, in good repair, and painted at sufficient intervals inside and out.

— (d) The interior and exterior of the building shall be kept clean and orderly.

(3) Inspections. The Alabama Department of Public Health and its authorized representative shall have access to the site for inspection.

Corridors, Floors, and Signage

(j) Screens shall be provided for all operable windows.

(k) All floors shall be smooth and free from cracks and finished so that they can be easily cleaned.

(l) Walls and ceilings shall be of sound construction and maintained in good repair.

— (o) Panic hardware shall be installed on each required exit door, as well as doors to and from exit stairs.

— (p) All differences in floor levels within the building shall be accomplished by steps of not less than three, six-inch risers or ramps. Either shall be equipped with handrails on both sides. (See Ramps.)

— (s) Handrails shall be installed on both sides of all corridors normally used by residents except for areas between doors of 24 inches or less.

— (t) A corridor smoke detection system shall be provided and consist of listed devices connected to the facility’s fire alarm system. When the nursing facility is not totally sprinkled,
smoke detectors shall be installed in living/recreation rooms, barber/beauty shops, examination rooms and hazardous areas.

(u) When heat detectors are installed in any area, they shall be listed self-restoring type, and electrically connected to the fire alarm system

(aa) Ramps and inclines, where installed, shall not exceed a rise of one foot in twelve feet of run, shall be finished with a non-slip surface and provided with handrails on both sides.

(bb) Open fire escapes are permitted in institutions licensed prior to October 9, 1957, provided such fire escapes meet the following requirements:

1. Must be of non-combustible material.
2. Must have a railing or guard at least four feet high on each unenclosed side.
3. Wall openings adjacent to fire escapes are protected with fire resistive doors and protected windows.
4. Doors leading to fire escapes shall open in the direction of exit and be provided with panic hardware.

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

1. Lighting in nursing facilities shall meet the requirement as in the *Illuminating Engineers Society (IES) Lighting Handbook Application* volume.
   - (q) The nursing facility shall be well ventilated at all times.
   - All service areas shall be ventilated as permitted by codes.
   - (g) All water is to be obtained from a public water supply. If it is impossible to connect to a public water system, the private water system shall be approved by the Alabama Department of Public Health or its appropriate designated agency.
   - Water under pressure of not less than 15 lbs. per square inch is piped within the building to all sinks, toilets, lavatories, tubs and other fixtures requiring water.
   - An adequate supply of hot water for resident and service uses is available at all times. Temperature of hot water used by residents is automatically regulated by tempering valves and shall not exceed 110 degrees Fahrenheit.
   - There shall be procedures established to ensure that water can be provided for all essential services in the event of loss of the normal water supply.
   - (h) All liquid and human waste, including floor wash water and liquid waste from refrigerators, is disposed of through trapped drains into a public sanitary sewer system in localities where such system is available. In localities where a public sanitary sewer system is not available,
liquid and human waste shall be disposed of through trapped drains and in a manner approved by the Alabama Department of Public Health or its appropriate designated agency.

— Plumbing is so sized, installed and maintained to carry adequate quantities of water to required locations throughout the facility, to prevent contamination of the water supply, and to properly convey sewage and liquid wastes from the establishment to the sewerage or sewage disposal system, in such a manner and so that it does not constitute a source of contamination or create an unsanitary condition or nuisance. Solid, non-infectious wastes are kept in leak proof, non-absorbent containers which shall be kept covered with tight fitting lids, and are disposed of in a manner approved by the Alabama Department of Public Health or its appropriate designated agency. Solid wastes which are potentially infectious shall be burned on the premises in an incinerator approved by the Alabama Department of Public Health or disposed of in a manner approved by the Alabama Department of Public Health or its appropriate designated agency.

— (x) Elevators.

— New facilities with residents on one or more floors above the first floor shall be equipped with at least one automatic elevator of a size sufficient to carry a resident on a stretcher.

— If an elevator is not installed in the existing nursing facility due to exits on each floor, each floor shall have a dining room, living room, and sunroom.

— Annual inspections shall be made of elevators by qualified inspection service personnel and inspection documents maintained in the facility.

— (y) Sufficient general storage space shall be provided for the storage of equipment, supplies, etc., to prevent the need for storage in hallways or other non-storage areas of the facility and be adequately ventilated.

— (z) Facilities for Physically Handicapped.

— Necessary accommodations shall be made to meet the needs of persons with semi-ambulatory disabilities, sight and hearing disabilities, disabilities of coordination, as well as other disabilities in accordance with the American National Standard Institute (ANSI), A117.1 - 1992, American National Standard for Buildings and Facilities - Providing Accessibility and Usability for Physically Handicapped People.

— In nursing facilities existing prior to these rules, provisions shall be made to accommodate the handicapped.

(cc) Emergency Power.

1. Nursing facilities and additions to nursing facilities constructed after October 20, 1967, shall have an emergency generator.

2. Nursing facilities and additions to nursing facilities constructed prior to October 20, 1967, may have an automatic battery-powered system which will provide the emergency power required for at least 1½ hours. An emergency generator shall be provided if life support equipment systems are used.
3. As a minimum, emergency power shall be provided to the following:

(i) Corridor Illumination.
(ii) Exit and Directional Signs.
(iii) Stair Illumination.
(iv) Nurse’s Station Illumination.
(v) Medicine Preparation Rooms/Medicine Cart Storage Room.
(vi) Recreational Areas such as living rooms, dining rooms, day rooms, and chapels - in facilities built and renovated after December 28, 1988.
(vii) Electrical Equipment Room, Generator Room and Boiler Room - in facilities built and renovated after December 28, 1988. Electricity may be switch controlled in these rooms.
(viii) An Exterior Light at Each Exit.
(ix) Fire/Smoke Alarm System.
(x) Sprinkler pump system, if provided, and sprinkler riser room lighting.
(xi) Telephone and paging system.
(xii) Nurse call system and
(xiii) Refrigerator for storage of drugs, if provided.

(dd) Mechanical, electrical, plumbing, heating, air conditioning, and water systems shall be installed to meet the requirements of local codes and ordinances and the applicable regulations of the State Board of Health at the time of construction.

(ee) All essential mechanical, electrical and resident care equipment shall be maintained in safe operating condition. The facility shall establish a written preventive maintenance program to ensure that all equipment is operative.

(ff) The use of portable heaters of any kind is prohibited except during emergency situations caused by severe weather that disables the normal heating system.

(gg) When life support systems are used, emergency electrical service shall comply with NFPA 99 and shall be provided by an emergency electrical generator located on the premises.

(hh) Fire alarm systems shall be tested monthly by an alarm initiating device to verify proper functioning of the alarm system. Documentation of the testing shall be maintained, noting the proper functioning of notification devices, releasing of door holders and locks, operation of smoke dampers, and air handling unit shutdown.

— ____(8) Sprinkler Systems.____ Provisions of AAC Chapter 420-5-10-.18 notwithstanding:

— (a) By January 1, 2006, all totally unsprinklered nursing facilities, and nursing facilities in multi-story buildings with sections of a nursing facility unsprinklered, shall be protected throughout by a fire sprinkler system. By July 1, 2005, completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.

— (b) By September 1, 2006, all nursing facilities in one-story buildings with unsprinklered building areas shall be protected throughout by a fire sprinkler system. By March 1, 2006,
completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.

(c) By February 1, 2007, all remaining nursing facilities (those having isolated unsprinklered rooms) shall be protected throughout by a fire sprinkler system. By August 1, 2006, completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.

Amenities

Outdoor Area

(a) The nursing facility site shall provide space to accommodate staff and visitor parking, service access, emergency access, outdoor resident activity space and other areas required to provide for the care and proper operation of the facility.

(r) All facilities shall have access to public fire hydrant protection, or the equivalent approved by the local fire department or State Fire Marshal.

New Construction: Facility-Wide

(w) Trash chutes are prohibited in nursing facilities.

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ALASKA

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Housekeeping/Laundry/Maintenance

7 AAC 12.750. Housekeeping service

(a) Each facility, with the exception of home health agencies and intermediate care facilities for the mentally retarded, must provide a housekeeping service.

(b) A facility must have routine cleaning procedures for furniture, floors, walls, ceilings, supply and exhaust grills, and lighting fixtures.

(c) A facility must have written procedures for cleaning all areas of the facility, including cleaning of a patient unit following discharge of a patient.

(d) Housekeeping personnel must wear clean cap, mask, and gown when cleaning a surgical or delivery suite.
(e) A facility must maintain sufficient housekeeping cleaning supplies and equipment. Separate equipment must be provided, as applicable, for operating rooms, delivery rooms, the nursery, and the dietary area. Housekeeping equipment and cleaning supplies, other than those in bulk, must be stored in designated housekeeping supply rooms. A detergent germicide must be used for all cleaning and dusting purposes. Mop heads must be removable and must be changed at least daily.

(f) Each facility must provide a sufficient housekeeping service to maintain the interior of the facility in a safe, clean, orderly and attractive manner and free from offensive odors.

**7 AAC 12.740. Laundry service**

(a) Each facility, with the exception of home health agencies, frontier extended stay clinics, and intermediate care facilities for the mentally retarded, must provide a laundry service.

(b) A facility must develop and implement written procedures for handling, processing, storage, and transportation of linen in a manner that will prevent the spread of infection and will assure the maintenance of clean linen.

(c) If a facility operates its own laundry, it must be

1. located so that steam, odors, lint, and objectionable noises do not reach patient or personnel areas;
2. well-lighted, ventilated, and adequate in size for the needs of the facility;
3. maintained in a sanitary manner and in good repair;
4. separate from any storage area; and
5. organized so that clean and soiled functions are physically separated.

(d) A facility must have laundry equipment that provides hot water at a temperature of 160 degrees Fahrenheit unless the facility uses an alternative disinfectant measure, including ozonized water, bleach, or a bleach byproduct, at a lower temperature recommended by the product manufacturer. If the facility uses an alternative disinfectant measure, the facility must develop a written policy and procedure for use of the product and must maintain documentation of the manufacturer's minimum recommended water temperature.

(e) Hand-washing and toilet facilities for laundry personnel must be provided at a location convenient to the laundry.

(f) Separate covered carts must be used for transporting soiled and clean linen. The carts must be clearly labeled and equipped with washable covers that are laundered or suitably cleaned daily.

(g) If laundry service is provided by an outside laundry service establishment, the facility must choose an establishment that meets the requirements of this section.

**Corridors, Floors, and Signage**

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

Outdoor Area

New Construction: Facility-Wide

Housekeeping/Laundry/Maintenance
An administrator shall ensure that:
1. A nursing care institution's premises and equipment are:
   a. Cleaned according to policies and procedures or manufacturer's instructions to prevent, minimize, and control illness or infection; and
2. A pest control program is used to control insects and rodents;
4. Biohazardous and hazardous wastes are identified, stored, used, and disposed of according to A.A.C. R18-13-1401;

Corridors, Floors, and Signage
b. Free from a condition or situation that may cause a resident or an individual to suffer physical injury;

9. The corridors are equipped with handrails on each side that are firmly attached to the walls and are not in need of repair;

1. A disaster plan is developed, documented, and implemented that includes:
   a. Procedures for protecting the health and safety of residents and other individuals;
   b. Assigned responsibilities for each staff member;
   c. Instructions for the evacuation, transport, or transfer of residents;
   d. Maintenance of medical records, and
   e. Arrangements to provide any other nursing care institution services to meet the resident’s needs;
2. If applicable, a sign is placed at the entrance to a room or area indicating that oxygen is in use;
3. A plan exists for back-up power and water supply;

Lighting, Noise, Temperature (HVAC), and Odors
3. Tobacco smoking is permitted only in designated ventilated areas;

6. There is lighting for tasks performed by a resident or a staff member;

7. The temperature in the nursing care institution is no less than 71° F or more than 84° F;

8. A nursing care institution is ventilated by windows or mechanical ventilation, or a combination of both;

**Amenities**

11. If the nursing care institution has a semipublic swimming pool on the premises for the use of residents:

   a. The pool is enclosed by at least a five-foot-high wall, fence, or other barrier as measured on the exterior side of the wall, fence, or barrier;

   b. An opening in the wall, fence, or barrier does not exceed four inches in diameter;

   c. A wire mesh or chain link fence has a maximum mesh size of 1 3/4 inches as measured horizontally;

   d. The self-closing, self-latching gates are locked when the pool is not in use;

   e. The pool has safety rules conspicuously posted;

   f. A resident is supervised at all times when using the pool; and

   g. The pool conforms to state and local laws and rules for design, construction, and operation of semipublic swimming pools.

5. There is space and equipment to meet the needs of the residents for:

   a. Individual and group activities;

   b. Community dining; and

   c. Any special therapies such as physical, occupational, or speech therapy;

**Outdoor Area**

**New Construction: Facility-Wide**

An administrator shall ensure that:

1. A nursing care institution complies with:

   a. The physical plant health and safety codes and standards incorporated by reference in A.A.C. R9-1-412 applicable at the time of licensure; and

GREEN HOUSE and HOME STYLE

Green House

608-699 RESERVED 700 GREEN HOUSE™ FACILITIES

701 INTENT

Green House™ facilities are an attempt to enhance residents’ quality of life through the use of a non-institutional facility model resulting in a residential-style physical plant and specific principles of staff interaction. The Greenhouse model utilizes small, freestanding, self-contained homes surrounding or adjacent to a central administration unit, each housing between ten (10) and twelve (12) private rooms, each with full bathrooms. The residents’ rooms are constructed around a central, communal, family-style open space that includes a hearth, dining area, and residential-style kitchen. All residents’ room entrances are visible from the central communal area. Each home is built to blend architecturally with neighboring homes. The intent of these regulations is to create a framework that encourages the construction and operation of Green House™ facilities.

702 DESIGNATION

To be designated by the Office of Long Term Care as a Green House™ facility, the facility meet the minimum standards, and have approval to use the Green House™ service mark, issued by the Green House™ Project and NCB Capital Impact at the time of designation and at all times thereafter.

703 STAFFING

Facilities designated by the Office of Long Term Care as Green House™ facilities shall employ the same staffing ratios and otherwise comply with Section 520 of these regulations; provided, however, that CNAs utilized in Green House™ facilities may act as universal workers. For purposes of this regulation, universal worker means a Certified Nurse Assistant (CNA) who, in addition to performing CNA duties, performs dietary, laundry, housekeeping and other services to meet the needs of residents.

800 HOMESTYLE FACILITIES

801 PILOT PROJECT

The construction and operation of HomeStyle facilities is a pilot project of the State of Arkansas to determine the efficacy of an alternative long-term care model.
Facilities participating in the project will be required to maintain detailed medical and social records of residents. The records will contain an initial assessment of the medical and social conditions and needs of residents at the time of admission which will form a baseline measure. The baseline will be compared by the Office of Long Term Care or its designees with subsequent records maintained by the facility to determine the level of functioning, social interaction, and medical conditions of residents to determine whether HomeStyle facilities result in improvements in those areas, including but not limited to the type and dosage amounts and frequency of medications. Further, facilities will be required to maintain detailed financial records.

To ensure accurate and reliable findings, the number of HomeStyle beds shall be limited to no more than one thousand (1000) in the state at any time. In the event that applications for the pilot program exceed one thousand (1000), the Office of Long Term Care shall have sole discretion in determining projects that shall be designated as HomeStyle facilities. Factors to be considered shall include, but not be limited to, the projected opening date of the project, the location of the project (in an attempt to locate projects in geographically and demographically diverse areas), whether the applicant has secured a Permit of Approval, whether the proposed project would meet criteria for approval by a nationally recognized organization that licenses, certifies, or permits the use of service marks for HomeStyle-type facilities, and related factors.

To qualify for the project, a facility must return to the Health Services Permit Agency currently unoccupied facility beds in an amount equal to twenty percent (20%) of the total number of beds that will be utilized in the HomeStyle facility. The unused beds may originate from any location in the State of Arkansas. An exception will be provided when the owner of the proposed HomeStyle facility has no ownership interest, either directly or indirectly, in more than one other nursing facility.

802 DEFINITIONS

a. Clinical support team means non-universal workers of the entire facility that provide services to HomeStyle homes and any traditional nursing facility around which a HomeStyle home is constructed by providing support to self-directed or self-managed work teams through the development of goals and defining of roles, as well as providing services to residents. The clinical support team includes but is not limited to the Administrator, Director of Nursing, Assistant Director of Nursing, and MDS nurse.

b. HomeStyle or HomeStyle facilities means small, free-standing, self-contained homes that:

- Surround or are adjacent to a central administration unit, which may or may not be a traditional nursing facility;

- Provide up to twelve (12) private residents’ rooms that are shared only at the request of a resident to accommodate a spouse, partner, family member, or friend. Additionally, a spouse that does not meet medical criteria for nursing facility placement may reside in the room assigned to a spouse who is admitted to the facility and who meets medical criteria for admission. The facility may charge the spouse who does not meet medical criteria for room and board, as well as other services so long as the facility meets all requirements for cost reporting;

- Has a full, accessible private bathroom for each resident room that contains at a minimum a...
toilet, sink, and shower;

- Has the appearance of a residential dwelling for both the exterior and the interior;

- Has residents’ rooms constructed around a central, communal, family-style open space that includes a hearth, dining area, and residential-style kitchen. The central communal area shall contain a living area where residents and staff may socialize, dine, and prepare food together that, at a minimum, provides a living room seating area, a dining area large enough for a single table serving all residents in the home plus two staff members, and an open full kitchen. The communal area may include a gas fireplace with a fixed, “stay cool” glass screen;

- Contains residential style design approach, scale, details, and materials throughout the home that are similar to the typical residential designs and finishes in the immediate surrounding community and does not contain or utilize commercial and institutional elements and products such as nurse station, medication carts, hospital or office type florescent lighting, acoustical tile ceilings, institutional style railings and corner guards, room numbering, labeling and signage that would not normally be found in a home setting. Where regulations require specific institutional elements, every effort shall be made to provide the institutional elements in a manner consistent with what might be found in a new home in the community (e.g., residential wall sconces used for required nurse call lights);

- Has outdoor space that:

  - A. Allows residents to ambulate, with or without assistive devices such as wheelchairs or walkers;

  - B. Signals staff wirelessly when someone enters the outdoor space from the HomeStyle home;

  - C. Is partially covered to protect from sun and elements under the covered area;

  - D. Provides for outdoor activities;

- Utilizes a wireless alert system or call system meeting the requirements in Section 440.3. The system shall also include, for residents who have been care planned to be at risk for wandering or elopement, location bracelets that permit residents to signal for assistance and permits staff to locate residents. Wired call or alert systems and overhead paging are not permitted;

- Utilizes a wireless communication and notification system for staff. The system shall provide a means for notification of staff both in the home and in other homes or other areas of the facility by other staff;

- Contains ample natural light in each habitable space provided through exterior windows and other means, with window areas, exclusive of skylights and clearstories, being a minimum of 10 percent (10%) of the area of the room;

- Has built-in safety features (e.g., magnetic locks on cabinets with chemicals or knives) to allow all areas of the house, including the kitchen and any staff office, to be accessible to the residents during the majority of the day and night;
Provides self-directed care for residents through the establishment of self-managed or self-directed work teams consisting of certified nursing assistants;

Prepares and cooks at least 80% of resident meals in the HomeStyle home. Nothing in this regulation prohibits the consumption of foods:

A. Prepared outside the HomeStyle home by family, acquaintances or social organizations such as churches;

B. Grown in or on the grounds of the HomeStyle home by residents or staff; or,

C. Prepared by local retail eating establishments that are licensed or inspected by the Arkansas Department of Health;

Trains all staff involved in the operation of the project in the philosophy, operations, and skills required to implement and maintain self-directed care, self-directed or self-managed work teams, a non-institutional approach to life and care in long-term care, appropriate safety and emergency skills, and other elements required for successful operations and outcomes of the project;

Is designed to be fully independent and disabled accessible;

Has overhead lift tracks that run from the bed into the bathroom in each resident room;

Has at least one lift motor for each HomeStyle home;

Has separate slings for each resident in the facility who requires a lift;

Is not connected to, or shares, any area that would not typically be connected or shared between private homes in the surrounding community (such as a driveway); and,

Has all residents' room entrances visible from the central communal area.

c. Home or homes means each discrete HomeStyle unit housing up to twelve (12) private residents’ rooms.

d. Person-directed care means a holistic model that takes into consideration each resident’s physical, mental, and social needs in the development of a care and treatment plan and the delivery of services that is driven to the greatest extent possible by resident choice, as opposed to an institutional medical model that is schedule and task driven.

e. Self-directed or Self-managed work team means the universal workers assigned to a specific HomeStyle home and who determine, plan and manage day-to-day activities in the house with little or no direct supervision.


g. Family-style dining means residential-style dining, in which all food is placed in serving bowls, platters and similar residential serving dishes on the table, residents and staff dine together, and residents are encouraged to serve themselves or serve themselves with help from staff.
h. **Universal or Flexible Worker** – A certified nursing assistant who has received additional training in the areas of dietary, housekeeping, activities, and laundry and is a member of the self-managed or self-directed work team.

### 803 DESIGNATION

Facilities meeting the requirements for HomeStyle shall be designated as such on the license issued to the facility, with the designation specifying the number of HomeStyle homes and the total number of beds in the HomeStyle homes. Facilities designated as Green House® facilities shall be deemed to be HomeStyle facilities, and the one thousand (1000) bed limitation shall include all beds for facilities designated or deemed to be Green House® or HomeStyle. A facility may combine HomeStyle homes with a traditional nursing facility. However, the designation as HomeStyle shall apply only to those homes that meet the requirements for HomeStyle set forth herein and not to the facility as a whole.

**Housekeeping/Laundry/Maintenance**

There shall be one properly equipped bedpan cleaning room with deep metal sink. In addition to bedpan cleaning equipment, appropriate hand-washing facilities shall be provided. The room shall include equipment for sterilization (unless a separate central sterilization is provided).

416.1 Separate utility room shall be provided for clean items and soiled items for each nurses’ station. They shall be mechanically ventilated to the outside and adequately lighted. Two or more electrical convenience outlets shall be provided for each utility room. Blade handle control faucets shall be provided. Gooseneck spouts shall be in a separate room and ventilated to the outside.

416.2 Closet for soiled linens shall be provided for each nurses’ station. This dirty linen storage shall be in a separate room and ventilated to the outside.

### 417 JANITORS’ CLOSETS

Janitors’ closets shall be provided for each nursing unit, and a separate janitor’s closet shall be provided within the kitchen area. These closets shall be provided with hot and cold running water, a floor receptor or service sink, and shelves for the storage of janitorial equipment and supplies. The closets shall be mechanically vented to the outside. Janitor closets in patient areas must be kept locked.

### 454 CARE AND CLEANING OF MEDICAL SUPPLIES AND EQUIPMENT

454.1 In homes where commercially packaged sterile disposable items, i.e., dressings, syringes, needles, gloves, catheters, etc., are not provided, a method shall be utilized to achieve sterility for these required items. Suitable methods for sterilization are:

- Steam autoclave
- Pressure cooker
- Liquid sterilizing solution
- Dry heat sterilizer
454.2 Thermometers shall be disinfected by methods approved by the OLTC. One suitable method is to clean the thermometer thoroughly with soap and water and place in solution of iodine one percent (1%) and isopropyl alcohol for at least ten (10) minutes, and then rinse thoroughly with cold water before use.

454.3 Methods approved by the OLTC shall be used to sanitize bedpans, urinals, and emesis basins.

455 STORAGE

455.1 If bedpans, urinals, and emesis basins are assigned to individual patients, they shall be name labeled and stored in the patient’s bedside cabinet. They shall be cleansed after each use and sanitized by an approved method at least weekly. If the utensils are not individually assigned, they shall be thoroughly cleansed and effectively sanitized between each use and stored in a bedpan room. After the discharge or transfer of any patient, all such equipment shall be cleansed and boiled or autoclaved prior to reuse.

455.2 There shall be convenient storage space for all linens, pillows, and other bedding items.

455.3 There shall be allotted at least five (5) square feet of general storage space per bed.

455.4 Approved storage shall be provided for all materials such as oxygen and flammable gases. One cylinder of oxygen may be chained onto a cart and maintained at each nurses’ station for emergency use in the treatment of patients. All other such flammable gases shall be stored outside the building in a sheltered area or in an oxygen storage room having dual ventilation and at least a one and three-quarter (1 3/4) inch solid core door. Such gases shall be chained or secured in such manner to support them in an upright position. They shall not be stored in an exit-way.

455.5 Facilities shall be provided for storage and preparation of medications and treatments and for storage of active and inactive medical records.

455.6 Storage space shall be provided for recreational equipment and supplies.

471 HOUSEKEEPING - MAINTENANCE

471.1 Housekeeping services of the nursing home shall be under the direction of a full-time experienced person. The facility shall have on duty one (1) housekeeper per thirty (30) residents in order to maintain the nursing home. Housekeeping services shall be provided daily, including weekend daytime coverage and for clean up after the evening meal. Additional staff will be required if deficiencies are found that relate to personnel shortage.

471.2 Sufficient housekeeping and maintenance equipment shall be available to enable the facility to maintain a safe, clean, and orderly interior.

471.3 If a facility has a contract with an outside resource for housekeeping services, the facility and/or outside resource shall meet the requirements of these standards.

471.4 All rooms and every part of the building (exterior and interior) shall be kept clean, orderly, and free of offensive odors. Bath and toilet facilities and food areas shall be clean and sanitary at all times.
471. 5 Rooms shall be cleaned and put in order daily.

471. 6 If a patient keeps his own room, he shall be closely supervised to ensure a clean, orderly room.

471. 7 After discharge of a patient, the room and its contents shall be thoroughly cleaned, aired, and disinfected if necessary. Clean linens shall be provided. All patients' utensils shall be washed and sanitized.

471. 8 Polish or wax used on floors shall be of a type that provides a non-slip finish. Floors shall be maintained in a clean and safe condition.

471. 9 Deodorants shall not be used to cover up odors. Odor control shall be achieved by prompt cleansing of bedpans, urinals, and commodes, by the prompt and proper care of patients and soiled linens, and by approved ventilation.

471. 10 Attics, cellars, beneath stairs, and similar areas shall be kept clean of accumulation of refuse, old newspapers, and discarded furniture.

471. 11 Storage areas shall be kept in a safe and neat order.

471. 12 Combustibles such as rags and cleaning compounds and fluids shall be kept in closed metal containers and should be labeled as to contents.

471. 13 Buildings and grounds shall be kept free from refuse and litter.

471. 14 Storage facilities with proper ventilation shall be provided for mattresses.

471. 15 All useless items and materials shall be removed from the institution area and premises.

471. 16 Matches and other flammable or dangerous items shall be stored in metal containers with tight-fitting lids and labeled as to contents.

471. 17 Mechanical rooms, boiler rooms, and similar areas shall not be used for storage purposes.

471. 18 All inside openings to attics and false ceilings shall be kept closed at all times. The attic area shall be clean at all times.

471. 19 Mop heads shall be of the removable type and shall be laundered or replaced at frequent intervals to ensure a standard of cleanliness.

471. 20 Straw booms shall not be used for cleaning facility floors.

471. 21 Garbage must be kept in approved containers with tight-fitting covers. The containers must be thoroughly cleaned before reuse. Garbage or rubbish and trash shall be disposed of by incineration, burial, sanitary fill, or other approved methods. Garbage areas shall be kept clean and in a state of good repair.

471. 22 All poisons, bleaches, detergents, and disinfectants shall be kept in a safe place accessible only to employees. They shall not be kept in storage areas or containers previously containing food or medicine. Containers must have a label that states name, ingredients, and antidote.
Unnecessary accumulation of possessions, including equipment and supplies of patients, staff, or the home’s owner, shall not be kept in the home.

A minimum of one (1) full-time laundry worker must be provided for each seventy (70) patients in the facility to ensure that clean linen and clothing is provided each patient and to ensure that dietary and nursing personnel are not required to perform laundry duties.

Facilities that perform their own pest control, rather than employing licensed pest control experts or exterminators, and utilize restricted-use pesticides, shall be licensed by the Arkansas State Plant Board for the use of the pesticides. To obtain a list of restricted-use pesticides, please contact the Arkansas State Plant Board.

**New Construction: Housekeeping**

**430 LAUNDRY**

Laundry in new facilities must provide complete separation (by partition) of the soiled laundry area (including washer) and the clean laundry area. A lavatory with soap and towel dispensers must be provided for the staff in each area, and a rinsing sink provided in the soiled laundry area. A linen folding table must be provided in the clean laundry area. If the laundry area is included in the main nursing home building, it shall be so located as to be as remote as possible from the patient area.

**435 UTILITY ROOMS**

435.1 Separate utility room shall be provided for clean items and soiled items for each nurses’ station.

435.2 Utility rooms shall be mechanically ventilated to the outside and adequately lights. Two or more electrical convenience outlets shall be provided for each utility. Blade-handle control faucets shall be provided. Gooseneck spouts shall be provided in the clean utility room.

**436 BEDPAN ROOM**

There shall be at least one bedpan cleaning room. In addition to the bedpan cleaning equipment, hand-washing facilities with blade-handle controls shall be provided. There shall be provisions for equipment sterilization.

**437 JANITORS’ CLOSETS**

Janitors’ closets shall be provided for each nursing unit, and a separate janitor’s closet shall be provided within the kitchen area. These closets shall be provided with hot and cold running water, a floor receptor and service sink, and shelves for the storage of janitorial equipment and supplies. The closets shall be mechanically vented to the outside. Janitor closets in patient areas must be kept locked.

**438 LINEN CLOSETS**

Closets for clean linens shall be provided for each nurses’ station.

**439 SOILED LINEN CLOSETS**
Closet for soiled linens shall be provided for each nurses’ station. This dirty linen storage shall be in a separate room and ventilated to the outside.

452.7 Where laundry is provided on the facility premises:

452.7.1 An employee shall be designated in charge of the service.

452.7.2 Table linens shall be laundered separately from bed linen and clothing.

452.7.3 Patients and personal laundry shall not be washed with bed linen.

452.7.4 Equipment and doorways in existing laundries must be so arranged that soiled linen and clothing can be delivered to the washing machines without coming near the dryers and clean laundered material. Hand-washing facilities must be provided for the staff with soap and towel dispensers nearby.

452.7.5 Soiled linens shall be covered or placed in enclosed containers before being transported to the laundry.

452.7.6 Soiled linens shall be stored in a vented area designated only for soiled linens.

452.7.7 Infected linens shall be tagged with a label marked "Infected" prior to being sent to the soiled linen storage room. In the laundry, infected linens shall be disinfected by soaking in a chemical solution before being laundered.

453 EQUIPMENT AND SUPPLIES

Nursing equipment and supplies shall be provided to meet the patients' needs and maintained in good condition to ensure adequate nursing care of the patients.

453.1 In nursing homes licensed as Intermediate Care Facilities, the following equipment and supplies shall be provided:

- Individual soap dishes
- Mouthwash cups
- Drinking glasses or cups
- Items for personal care and grooming
- Denture cups
- Wash basins
- Emesis basins
- Bedpans
- Bedpan covers
- Urinals
- Hypodermic syringes and needles
- Insulin syringes and needles
- Forceps and forceps jars
- Rubber and plastic sheeting
- Hot water bottles and ice caps with covers
- Grab bars in all bathtub, shower, and toilet areas
- Catheter trays and cover
Irrigation stands or rods
Suction machine for each thirty-five (35) patients or a major fraction thereof
Occupational therapy equipment according to patient needs
Adjustable crutches, canes and walkers for fifteen percent (15%) of licensed capacity
Oxygen unit
Enema equipment
Rubber rings
Flashlights
Examination lights
Gloves
Footboards
Bed tails
Commode chairs
Weight scales
Thermometers
Bedpan brushes and containers
Sphygmomanometer
Bed cover cradle
Stethoscope
First Aid equipment and supplies
Heating pads (waterproof type)
Emergency medical kit
Stretcher (collapsible stretcher recommended)
Trapeze frames for five percent (5%) of licensed capacity
Wheelchair for ten percent (10%) of licensed capacity
Dressing cart or tray with sterile supplies

NOTE: * These items shall be assigned to individual patients, kept clean, and maintained or stored at patient’s bedside cabinet.

453.2 In nursing homes licensed as Skilled Nursing Facilities, the following equipment and supplies shall be provided in addition to the equipment and supplies necessary for facilities licensed as Intermediate Care Facilities:

Additional trapeze frames as needed
Oxygen unit (total of two (2) units required)
Steril IV. equipment
Tube feeding tray for each thirty-five (35) skilled care patients or major fraction thereof.
Patient life for each thirty-five (35) skilled care patients or major fraction thereof.
Wheelchair for fifteen percent (15%) of licensed capacity
Sphygmomanometer (total of two (2) required)
Stethoscope (total of two (2) required)
Housekeeping/Laundry/Maintenance

(a) A facility shall:

(1) Maintain disposable sterile supplies in the amount necessary to meet the anticipated needs of the patients, or

(2) Maintain autoclave equipment, or

(3) Make contractual arrangements for outside autoclaving and sterilizing services.

(b) If a facility maintains a central supply and sterilizing area, it shall include but not be limited to:

(1) An autoclave or sterilizer, which shall be maintained in operating condition at all times.

(A) Autoclaves shall be equipped with time recording thermometers in addition to the standard mercury thermometers, except for portable sterilizers and autoclaves.

(B) Instructions for operating autoclaves and sterilizers shall be posted in the area where the autoclaves and sterilizers are located.

(2) Work space.

(3) Storage space for sterile supplies.

(4) Storage space for unsterile supplies.

(5) Equipment for cleaning and sterilizing of utensils and supplies.

(c) The facility shall provide for:

(1) Effective separation of soiled and contaminated supplies and equipment from the clean and sterilized supplies and equipment.

(2) Clean cabinets for the storage of sterile supplies and equipment.

(3) An orderly system of rotation of supplies so that the supplies stored first shall be used first and that multi-use supplies shall be reautoclaved as they become outdated.

(4) Dating of materials sterilized.

(5) Loading of the autoclave or sterilizer.

(6) Checking of recording and indicating thermometers. Recording thermometer charts shall be on file for one year.

(7) Conducting monthly bacteriological tests. Reports of test results for the last 12 months shall be retained on file.

(8) Length of aeration time for materials that are gas-sterilized.
(a) Each facility shall routinely clean articles and surfaces such as furniture, floors, walls, ceilings, supply and exhaust grills and lighting fixtures.

(b) Schedules and procedures shall be posted which indicate the areas of the facility which shall be cleaned daily, weekly or monthly. The cleaning schedules and procedures shall be implemented.

(c) Cleaning supplies and equipment shall be available to housekeeping staff. Such cleaning supplies and equipment shall meet the following requirements:

1. Cleaning supplies and equipment shall be stored in rooms for housekeeping use only.
2. A commercial detergent germicide shall be used for all cleaning.
3. Mop heads shall be removable and changed at least daily.

(d) Housekeeping personnel shall be employed to maintain the interior of the facility in a safe, clean, orderly and attractive manner free from offensive odors.

(e) A person qualified by experience and training shall be in charge of the housekeeping department.

(f) Janitor’s closets, service sinks and storage areas shall be clean and maintained to meet the needs of the facility.

(a) When a facility operates its own laundry, such laundry shall be:

1. Located in relationship to other areas so that steam, odors, lint and objectionable noises do not reach patient or personnel areas.
2. Adequate in size, well-lighted and ventilated to meet the needs of the facility.
3. Laundry equipment shall be of a suitable capacity, kept in good repair and maintained in a sanitary condition.
4. The laundry space shall be maintained in a clean and sanitary condition.

(b) If the facility does not maintain a laundry service, the commercial laundry utilized shall meet the standards of this section.

(c) Laundry areas shall have, at a minimum, the following:

1. Separate rooms for the storage of clean linen and soiled linen.
2. Handwashing and toilet facilities maintained at locations convenient for laundry personnel.
3. Separate linen carts labeled "soiled" or "clean linen" and constructed of washable materials which shall be laundered or suitably cleaned as needed to maintain sanitation.

(d) Written procedures for handling, storage, transportation and processing of linens shall be posted in the laundry and shall be implemented.
(a) Clean linen shall be stored, handled and transported in a way that precludes cross-contamination.

(b) Clean linen shall be stored in clean, ventilated closets, rooms or alcoves, used only for that purpose.

(c) Clean linen not in covered storage shall be covered.

(d) Clean linen from a commercial laundry shall be delivered to a designated clean area in a manner that prevents contamination.

(e) Linens shall not be threadbare and shall be maintained in good repair.

(f) A supply of linen shall be provided sufficient for not less than three complete bed changes for the facility's licensed capacity.

(g) A supply of clean wash cloths and towels shall be provided and available to staff to meet the care needs of the patients.

(a) Soiled linen shall be handled, stored and processed in a manner that will prevent the spread of infection.

(b) Soiled linen shall be sorted in a separate room by methods affording protection from contamination.

(c) Soiled linen shall be stored and transported in a closed container which does not permit airborne contamination of corridors and areas occupied by patients and precludes cross contamination of clean linen.

(d) When laundry chutes are used to transport soiled linen, they shall be maintained in a clean, sanitary state.

Bedpans shall be emptied and cleaned in utility rooms unless toilets adjoining patients' rooms are equipped with flushing attachments and vacuum breakers. Bathtubs, lavatories or laundry sinks shall not be used for cleaning and emptying bedpans.

(f) The facility shall be maintained free from vermin and rodents through operation of a pest control program. The pest control program shall be conducted in the main patient buildings, all outbuildings on the property and all grounds.

(a) Solid wastes shall be stored and eliminated in a manner to preclude the transmission of communicable disease. These wastes shall not be a nuisance or a breeding place for insects or rodents nor be a food source for either.

(b) Solid waste containers shall be stored and located in a manner that will minimize odors in patient or dietary areas.

(c) Syringes and needles, before being discarded into waste containers, shall be rendered unusable.
(a) All containers, except movable bins used for storage of solid wastes, shall have tightfitting covers in good repair, external handles and be leakproof and rodent proof.

(b) Movable bins when used for storing or transporting solid wastes from the premises shall have approval of the local health department and shall meet the following requirements:

1. Have tight-fitting covers, closed when not being loaded.
2. Be in good repair.
3. Be leakproof.
4. Be rodent proof unless stored in a room or screened enclosure.

(c) All containers receiving putrescible wastes shall be emptied at least every four days or more if necessary.

(d) Solid waste containers, including movable bins, shall be thoroughly washed and cleaned each time they are emptied unless soil contact surfaces have been completely protected from contamination by disposable liners, bags or other devices removed with the waste. Each movable bin shall be accessible and shall have a drainage device to allow complete cleaning at the storage area.

Infectious waste, as defined in Health and Safety Code Section 25117.5, shall be handled and disposed of in accordance with the Hazardous Waste Control Law, Chapter 6.5, Division 20, Health and Safety Code (beginning with Section 25100) and the regulations adopted thereunder (beginning with Section 66100 of this Title).

All spaces located in the facility or internally connected to a licensed facility shall be considered a part of the facility and shall be subject to licensing regulations.

**Corridors, Floors, and Signage**

(c) Only upon the written approval of the Department may any exit door, corridor door, yard enclosures or perimeter fences be locked to egress.

Corridors shall be equipped with firmly secured handrails as required by Section T17-058(e), Title 24.

Every institution must be maintained, managed, and equipped to provide adequate care, safety, and treatment of each resident.

Exit doors shall not be locked in such a way that a key is necessary to open the door from the inside of the building. A latch or other fastening device on the door shall be provided with a knob, handle, panic bar or other simple type of releasing device, which is part of the door handle hardware, of which the method of operation is obvious even in darkness. Corridors in facilities licensed prior to 1973 shall be at least six (6) feet wide. Standard handrails shall be provided on each side of the corridor in all areas used by patients; however, a six (6) foot passageway must be maintained. For six (6) foot corridors, a handrail shall be required only on one side. The walls of the facility shall be a smooth surface with painted or equally washable finish:
The walls in the examining room and treatment room shall have waterproof paint.

All walls shall be kept clean and in good repair. All floor surfaces throughout the building shall provide a surface or finish which is smooth, waterproof, grease proof, and resistant to heavy wear. Safety devices shall be provided on ramps. All floors in baths, toilets, lavatories, beneath kitchen dish washing facilities and bedpan rooms shall have a floor covering of a continuous type. No cracks or joints in the floor covering shall be permitted in these rooms. Carpet is permitted as floor covering for the following areas, provided the carpet meets the following requirements: The carpet has a flame spread rating of seventy-five (75) or less, has a smoke density of one-hundred (100) or less, when the carpet is treated in accordance with NFPA 253, Flooring Radiant Panel Test.

No pad will be permitted under the carpet. The carpet is to be glued directly to the floor. Prior approval by the Division is required before the carpet is installed. In nursing homes where carpet is installed, the home must furnish equipment and have written cleaning procedures to clean and maintain the carpet. This equipment must include, as a minimum, a shampooer and wet/dry vacuum.

Facilities presently having carpets in areas other than those listed above may keep that carpet as long as it is maintained properly and free of odors. If not properly maintained and free of odors, the carpet will be removed and replaced with a hard smooth surface.

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

(b) Detachable extension cords shall be readily accessible to patients at all times. Utility rooms shall be maintained as required by Section T17-408 of Title 24.

(c) All buildings, fixtures, equipment and spaces shall be maintained in operable condition.

(d) Personnel shall be employed to provide preventive maintenance and to carry out the required maintenance program.

(e) Equipment provided shall meet all applicable California Occupational Safety and Health Act requirements in effect at the time of purchase. All portable electrical medical equipment designed for 110-120 volts, 60 hertz current, shall be equipped with a three wire grounded power cord with a hospital grade three prong plug. The cord shall be an integral part of the plug.

(a) The licensee shall be responsible for regular inspection, cleaning or replacement of all filters installed in heating, air conditioning and ventilating systems, as necessary to maintain the systems in normal operating condition.

(b) A written record of inspection, cleaning or replacement, including static pressure drop, shall be maintained and available for inspection. The record shall include a description of the filters originally installed, the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) efficiency rating and the criteria established by the manufacturer or supplier to determine when replacement or cleaning is necessary.
(c) Following filter replacement or cleaning, the installation shall be visually inspected for torn media and by-pass in filter frames by means of a flashlight or equivalent, both with fans in operation and stopped. Tears in filter media and by-pass in filter frames shall be eliminated in accordance with the manufacturer’s directions and as required by the Department.

(d) Where a filter maintenance is performed by an equipment service company, a certification shall be provided to the licensee that the requirements listed in this section have been accommodated.

(a) Auxiliary lighting and power facilities shall be provided as required by Sections E702-5, E702-6, E702-8 and E702-21 of Title 24, California Administrative Code. Flashlights shall be in readiness for use at all times. Open-flame type of light shall not be used.

(b) The licensee shall provide and maintain an emergency electrical system in safe operating condition and in compliance with subsections (d), (e), and (f). The system shall serve all lighting, signals, alarms and equipment required to permit continued operation of all necessary functions of the facility for a minimum of six hours.

(c) If the Department determines that an evaluation of the emergency electrical system of a facility or portion thereof, is necessary, the Department may require the licensee to submit a report by a registered electrical engineer which shall establish a basis for alteration of the system to provide reasonable compliance with Subarticle E702-B, Part 3, Title 24, California Administrative Code (Emergency Electrical Systems for Existing Nursing Homes). Essential engineering data, including load calculations, assumptions and tests, and where necessary, plans and specifications, acceptable to the Department, shall be submitted in substantiation of the report. When corrective action is determined to be necessary, the work shall be initiated and completed within an acceptable time limit.

(d) The emergency lighting and power system shall be maintained in operating condition to provide automatic restoration of power for emergency circuits within ten seconds after normal power failure.

(e) Emergency generators shall be tested at least every 14 days under full load condition for a minimum of 30 minutes.

(f) A written record of inspection, performance, exercising period and repair of the emergency electrical system shall be regularly maintained on the premises and available for inspection by the Department.

(a) Where water for human consumption is from an independent source, it shall be subjected to bacteriological analysis by the local health department or a licensed commercial laboratory at least every three months. A copy of the most recent laboratory report shall be available for inspection.

(b) Plumbing and drainage facilities shall be maintained in compliance with Part 5, Title 24, California Administrative Code, Basic Plumbing Requirements. Drinking water supplies shall comply with Group 4, Subchapter 1, Chapter 5, Division T17, Part 6, of Title 24, California Administrative Code.

(c) Vacuum breakers shall be maintained in operating condition where required by Section T17-210(c), Division T17, Part 6, Title 24, California Administrative Code.
(d) Hot water temperature controls shall be maintained to automatically regulate temperature of hot water delivered to plumbing fixtures used by patients to attain a hot water temperature in compliance with Section T17-210(e), Title 24, California Administrative Code.

(e) Minimum hot water temperature shall be maintained at the final rinse section of dishwashing facilities as required by Section T17-210(f), Division T17, Part 6, Title 24, California Administrative Code unless alternate methods are approved by the Department.

(f) Taps delivering water at or above the stated temperatures shall be in compliance with requirements specified in Section T17-214(e), Division T17, Part 6, Title 24, California Administrative Code. Special precautions shall be taken to prevent the scalding of patients.

(a) All rooms, attics, basements, passageways, and other spaces shall be provided with artificial illumination. As set forth in Parts 2 and 3 and Sections E702-e and E702-4, Part 3, Title 24, California Administrative Code.

(c) All accessible areas of corridors, storerooms, stairways, ramps, exits and entrances shall have a minimum of 20 foot candles of light.

(a) A written manual on maintenance of heating, air conditioning and ventilation systems shall be adopted by each facility.

(b) A log shall be utilized to document maintenance work performed.

(c) When maintenance is performed by an equipment service company, a certification shall be provided to the licensee that the required work has been performed in accordance with acceptable standards. This certification shall be retained on file in the facility for review by the Department.

Heating, air conditioning and ventilating systems shall be maintained in normal operating conditions to provide a comfortable temperature and shall meet the requirements of Section T17-105, Title 24, California Administrative Code.

Screens shall be provided as required by Section T17-066, Title 24, California Administrative Code.

412.1 The institution shall be equipped with heating and cooling equipment that will maintain a minimum temperature of seventy-five (75) degrees F during winter and eighty (80) degrees F during summer in all patient areas when the temperature outside does not exceed ninety-five (95) degrees F. If temperature outside exceeds one-hundred (100) degrees F, there shall be a fifteen (15) degree F difference in exterior to interior temperature. If air conditioner should break down or malfunction, the OLTC should be notified immediately. Patients’ toilets and bathroom temperature shall be maintained at eighty (80) degrees F. 412.2 Central heating systems shall be provided with Underwriters’ approved temperature controls throughout the building.

413.1 Each patient’s room shall have natural lighting during the day and have general lighting at night. Natural lighting shall be augmented when necessary by artificial illumination.

413.2 Approved "exit" lights shall be provided at all exit areas and shall be continuously illuminated. The facility shall provide an emergency source of electrical power necessary to protect the health and safety of patients in the event the normal electrical supply is interrupted. The emergency electrical power system must supply power adequate at least for lighting in all means of
egress; equipment to maintain fire detection, alarm, and extinguishing systems. Dry battery or wet-cell batteries may be used as emergency power in facilities where life support systems are not used. Where life support systems are used, emergency electrical service is provided by an emergency generator located on the premises.

415.1 The water supply used by the institution shall meet the requirements of the Department of Health.

415.2 There shall be procedures to ensure water to all essential areas in the event of loss of normal water supply.

415.3 The water service shall be brought into the building to comply with the requirements of the Arkansas State Plumbing Code and shall be free of cross connections.

415.4 Hot Water Heaters

415.4.1 Hot water heating and storage equipment shall have sufficient capacity to supply four (4) gallons of water at one-hundred ten (110) degrees F (43 degrees C), per hour per bed for institution fixtures, one (1) gallon at one-hundred sixty (160) degrees F (71 degrees C), per hour per bed for the laundry and one (1) gallon at one-hundred eight (180) degrees F (82 degrees C) per hour per bed for the kitchen. The water temperature in patient areas shall not exceed one-hundred ten (110) degrees F (49 degrees C).

415.4.2 The hot water storage tank, or tanks, shall have a capacity equal to forty (40) percent of heater capacity.

415.4.3 Tanks and heaters shall be fitted with pressure temperature relief valves.

415.4.4 Temperatures of hot water at plumbing fixtures used by residents shall be automatically regulated by control valves. Water temperature in patient areas shall be checked weekly.

415.4.5 All gas, oil, or coal heaters shall be vented to the outside.

415.5 Plumbing and Other Piping Systems

All plumbing systems shall be designed and installed in accordance with the requirements of Arkansas State Plumbing Code. From the cold water service and hot water tanks, cold water and hot water mains and branches shall be run to supply all plumbing fixtures and equipment which require hot and cold water or both for their operation. Pipes shall be sized to supply hot and cold water to all fixtures with a minimum pressure of fifteen (15) pounds at the top floor fixtures during maximum demand periods.

415.5.1 Water closets shall be the elongated type, and water closet seats shall be of the open-front type.

415.5.2 Gooseneck spouts shall be used for patients' lavatories and sinks which may be used for filling pitchers.

415.5.3 Knee, elbow, wrist, or foot action faucets shall be used in treatment rooms.

415.5.4 An electrically operated water fountain shall be so located as to be accessible to patients.
415.5. 5 Backflow preventers (vacuum breakers) shall be installed with any water supply fixture where the outlet’s end may at times be submerged. Examples of such fixtures are hoses, sprays, direct flushing valves, aspirators and under-rim water supply connections to a plumbing fixture or receptacle in which the surface of the water in the fixture or receptacle is exposed at all times to atmospheric pressure.

Each nursing home shall have an electrically-supervised, manually-operated fire alarm system in accordance with Section 6-3 NFPA 101, Life Safety Code handbook that applies to their nursing home.

Amenities

(a) A telephone shall be installed to meet the requirements of Section E702-32 of Title 24. This may not be required in separate buildings having six beds or less which are restricted to occupancy by ambulatory patients.

(b) The telephone at the nurses station shall not be considered as meeting the requirements of this section.

homes shall be provided with dust free drives and parking lots.

Parking areas shall be provided in a ratio of one (1) individual parking space for each five (5) licensed beds.

exterior doors shall be effectively weather stripped

Outdoor Area

(a) The facility, including the grounds, shall be maintained in a clean and sanitary condition and in good repair at all times to ensure safety and well-being of patients, staff and visitors.

(b) Buildings and grounds shall be free of environmental pollutants and such nuisances as may adversely affect the health or welfare of patients to the extent that such conditions are within the reasonable control of the facility.

New Construction: Facility-Wide

429 CORRIDORS

Corridors shall be at least eight (8) feet wide.

431 STORAGE

There shall be a minimum of five (5) square feet per bed for general storage space provided in those cases where built-in closets are provided in patient rooms. It is recommended that this be concentrated in one general area except for small storage areas within the nursing units for wheelchairs, patient lifts, walkers, etc.

433 ADMINISTRATIVE OFFICES
Separate office space shall be provided for administrative and business functions as follows:

- Office for the administrator.
- Office for the director of nursing services.
- Office or space for social and activity director.

442 FIRE ALARM SYSTEM

Each nursing home shall be an electrically supervised, manually operated fire alarm system in accordance with Section 6-3 NFPA 101, Life Safety Code handbook that applies to their nursing home.

444 CEILINGS, WALLS, AND FLOORS

- Ceilings shall be a minimum of eight (8) feet. (Refer to Section 411 for surfaces.)
- Walls (Refer to Section 411).
- Floors (Refer to Section 411).

445 WATER COOLER

An electrically operated water fountain of an approved type shall be provided for each nurses' station. The water fountain shall be accessible to the physically handicapped. Water fountains must be recessed not to obstruct the corridor.

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Housekeeping/Laundry/Maintenance

20.1 ORGANIZATION. Each facility shall establish an organized housekeeping service that keeps the facility clean and orderly and free from odor resulting from poor housekeeping practices.

20.1.1 The facility shall provide a sufficient number of housekeeping personnel and adequate equipment.

20.2 EQUIPMENT AND SUPPLIES. Suitable equipment and supplies shall be provided for cleaning of all surfaces. Such equipment shall be maintained in a safe, sanitary condition.

20.3 DISINFECTANTS. Disinfectants shall be only those registered by the manufacturer with the United States Environmental Protection Agency and shall be stored in a manner approved by the Department.

20.4.1 Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.
20.4.2 Cleaning compounds and other hazardous substances (including products labeled "Keep out of reach of children" on their original containers) shall be clearly labeled to indicate contents and (except when a staff member is present) shall be stored in a location sufficiently secure to deny access to confused residents. Janitors’ rooms used for storing disinfectants and detergent concentrates, caustic bowl and tile cleaners, and insecticides shall be locked.

20.4.3 Paper towels, tissues, and other absorbent paper goods shall be stored in a manner that prevents their contamination prior to use.

20.5 CLEANING METHODS. Cleaning shall be performed in a manner to minimize the spread of pathogenic organisms. Floors shall be cleaned regularly.

20.7 HANDWASHING. All personnel shall wash their hands thoroughly after handling waste products.

20.8 TRAINING AND SUPERVISION. Housekeeping personnel shall receive adequate supervision. Frequent in-service training programs shall be provided for housekeeping personnel.

20.9 POISON CONTROL. The facility shall maintain at each nurses' station a current list of potentially hazardous substances in regular use by housekeeping and other staff and the name, manufacturer, EPA registration number, notation of where used and by whom, where stored, cautionary information, antidote if any, and phone number of the poison control center.

Part 21. LINEN AND LAUNDRY

21.1 LAUNDRY FACILITIES. Laundry facilities and/or contract with commercial laundry shall be provided with the necessary washing, drying, and ironing equipment having sufficient capacity to process a continuous seven-day supply based on ten pounds of dry laundry per bed per day. Laundry equipment shall meet all safety and sanitary requirements. The equipment shall be designed and installed to comply with all state and local laws. Laundry equipment, processing, and procedures shall render soiled linen and patient clothing clean and free from detergent, soap, and other chemical residues.

21.1.1 Laundry facilities and operations shall be located in an area separated from Resident Care Units.

21.1.2 In facilities constructed after the effective date of these regulations, there shall be proper spacing and placing of the equipment to minimize material transportation and operation, to avoid all cross traffic between clean and soiled linen, to provide balance of operations, and to provide storage between operations. The general air movement shall be from the cleanest areas to the most contaminated areas. Soiled laundry shall be processed frequently enough to prevent excessive unsanitary accumulations.

21.2 WASHING TEMPERATURE. The temperature of water during the washing and hot rinsing process shall be a minimum of 130 degrees F and for a combined period of time of at least 25 minutes, and the detergent shall be compatible with the wash cycle and temperature (as evidenced by purveyor statement or literature kept for inspection). Washers shall not be overloaded so as to limit adequate movement of contents and flow of water through the fabrics.
21.3 COMMERCIAL LAUNDRY SERVICES. If laundry facilities are not provided entirely within the facility there shall be a written contract between the facility and a commercial laundry service that provides for compliance with Section 21.2.

21.4 RESIDENT LINEN SUPPLY. Linen supply (top and bottom sheets, pillowcases, washcloths, bath and face towels) shall be at least three complete changes times the number of licensed beds. All linens shall be maintained clean, in good repair.

21.5 SOILED LINEN HANDLING. In removing and handling soiled linen from a bed, there shall be minimal shaking of the linen. Soiled linen, including blankets, shall be placed in bags tightly closed before removal from a bedroom. The bags shall remain closed, shall be removed from the Resident Care Unit at least every eight hours.

21.6 INFECTIOUS DISEASE LINEN. All linens and blankets from residents with infectious disease shall be placed in special bags identified “contaminated” and transported in these closed bags. Special measures shall be taken to insure the disinfection of contaminated laundry and protection of persons doing laundry.

21.7 SORTING AND PRE-RINSING. Pre-rinsing shall be permitted only in a designated room where approved facilities are provided. Sorting and all other linen and laundry operations shall be confined to the laundry facility and shall not be permitted in the resident's room, bathtub, shower, lavatory or janitor's closets.

21.8 LINEN CHUTES. If linen chutes are used, all soiled linen, clothing, and other items deposited in them shall first be enclosed in bags before placing then in chute. Linen chutes shall be cleaned regularly by methods approved by the Department.

21.9 SOILED LINEN CARTS. Carts and hampers used to transport soiled linen shall be constructed of or lined with impervious materials, cleaned and disinfected after use, and used only for transporting soiled linen.

21.10 SOILED LINEN STORAGE. The facility shall provide a separate soiled linen storage and sorting area, mechanically ventilated to the outside atmosphere. No re-circulation of air from this area is permitted.

21.11 HANDWASHING EQUIPMENT. Handwashing facilities shall be provided in the laundry facility.

21.12 HANDWASHING. All personnel shall wash their hands thoroughly after handling any soiled linen.

21.13 RESIDENT CLOTHING. Resident clothing and other laundry shall be processed and stored in a manner approved by the Department.

21.14 CLEAN LINEN STORAGE. A clean linen folding/storage room shall be provided as part of the laundry area, located adjacent to the drying equipment. Positive pressure shall be maintained in this area. Storage for clean linen for current use shall be provided on each Resident Care Unit.

21.15 CLEAN LINEN HANDLING. Clean linen shall be transported in a manner that preserves its clean condition so that it is clean at the site of its use.
Corridors, Floors, and Signage The facility shall identify its method for securing the unit and establish and implement procedures for monitoring the effectiveness of the security system.

20.6 FLOOR SURFACES. Uncarpeted floors and adjacent base coving shall be maintained to provide a smooth, continuous, washable surface that is free of discoloration or staining. Polishes applied to uncarpeted floors shall provide a nonslip surface; throw or scatter rugs shall not be used except for nonslip entrance mats.

Lighting, Noise, Temperature (HVAC), and Odors

20.1.2 Deodorizers shall not be used to cover up odors caused by unsanitary conditions, poor nursing care, or housekeeping practices.

Amenities

Outdoor Area

19.8.2 Any facility that has an outside area or yard that residents in the non-secure areas of the facility may use shall establish a secure outside area for residents of the secure unit.

New Construction: Facility-Wide

CONNECTICUT

Housekeeping/Laundry/Maintenance

J. Laundry.

(1) This service, if provided, shall be used exclusively for laundry and shall be remote from resident and food service areas, be self-contained, and shall not be accessible through any other room. The design shall provide for the separation of clean and soiled functions and shall include:

(a) Basic mechanical services required for the installation of the laundry.
(b) A soiled linen room.
(c) A clean linen room separated from the soiled linen
(d) Linen cart storage space.
(e) A laundry processing room with equipment, including ironing, sufficient to process seven days' needs within the workweek.
(f) A janitor’s closet with storage space for housekeeping supplies and equipment, and a floor receptor or service sink for the laundry area.

(g) Storage area for laundry supplies.

(2) If laundry is processed outside the facility, the facilities in subdivisions (e) (f) and (g) need not be provided although space shall be designed in the laundry area for future installation of these areas as needed.

(3) Each facility shall have a separate area easily accessible to the resident for a domestic type washer and dryer for residents’ personal clothing and equipped for ironing. Coin-operated equipment shall not be provided.

(4) Facilities without city water or sanitary sewers shall not provide for commercial laundry processing on the well or leaching system serving the domestic needs of the facility.

S. The buildings, equipment and site shall be maintained in a good state of repair and shall be kept clean at all times.

Staff Area

K. Employees facilities.

(1) Toilet rooms. A separate room for each sex shall be provided for employees’ use only. One (1) watercloset and one (1) lavatory shall be provided for each twenty (20) employees of each sex up to one hundred (100) employees, and one (1) watercloset and (1) lavatory for each additional twenty-five (25) employees over one-hundred (100) employees. Provide one (1) urinal for nine (9) or more males up to forty (40) employees.

(2) Locker rooms. Separate locker rooms for each sex shall be provided, with adequate segregated space for employees’ clothing and personal effects. These lockers shall be installed in a completely divided area from the waterclosets and lavatories.

(3) Dining room. A separate dining room shall be provided for employee use in the amount of fifteen (15) square feet per employee dining at one time. This dining room shall not be included in the space requirement for any other area nor shall serve any other purpose.

Corridors, Floors, and Signage

Lighting, Noise, Temperature (HVAC), and Odors

M. Mechanical system.

(1) Elevators.

(a) At least one elevator shall be installed where one to fifty (1 to 50) resident beds are located on any floor other than the main entrance floor, or where resident facilities are located on a floor other than those containing resident beds.
(b) At least two (2) elevators shall be installed where fifty-one to one-hundred and fifty (51 to 150) resident beds are located on floors other than the main entrance floor, or where resident facilities are located on a floor other than those containing resident beds.

(c) At least three (3) elevators shall be installed where one-hundred and fifty to three-hundred and fifty (150 to 350) resident beds are located on floors other than the main entrance floor or where resident facilities are located on a floor other than those containing resident beds.

(d) For facilities with more than three-hundred and fifty (350) beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.

(e) An elevator vestibule shall be provided on each floor meeting the requirements of two (2) hour fire-resistant construction with self-closing one and one-half (1 1/2) hour fire rated doors held open by electro-magnetic hold open devices connected to an automatic alarm system.

(2) Steam and hot water systems.

(a) Boilers shall have the capacity, based upon the published Steel Boiler Institute or Institute of Boiler and Radiator Manufacturers' net ratings, to supply the normal requirements of all systems and equipment. If the licensed capacity of the facility exceeds one hundred (100) beds, a second boiler shall be required.

(b) Boiler feed pumps, condensate return pumps, fuel oil pumps, and circulating pumps shall be connected and installed to provide standby service when any pump breaks down.

(c) Supply and return mains and risers of space heating and process steam systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return end.

(d) Boilers and smoke breeching stacks, all steam supply piping and high pressure steam return piping and hot water space heating supply and return piping shall be insulated.

(3) Air conditioning, heating and ventilating systems:

(a) A minimum temperature of seventy-five degrees Fahrenheit (75 degrees F.) shall be provided for all occupied areas at winter design conditions.

(b) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at or near the point of discharge from the building.

(1) Outdoor ventilation air intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five feet (25’) from exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight feet (8’) above the ground level or, if installed through the roof, three feet (3’) above roof level.

(2) The ventilation systems shall be designed and balanced to conform to accepted standards and/or applicable codes.
(3) Room supply air inlets, recirculation, and exhaust air outlets shall be located not less than three (3") inches above the floors.

(4) Corridors shall not be used to supply air to or exhaust air from any room. All interior rooms shall be mechanically ventilated.

(5) An approved fire damper shall be provided on each opening through each fire or smoke wall partition and on each opening through the floor of a vertical shaft.

(6) Cold air ducts shall be insulated where necessary to maintain the efficiency of the system or to minimize condensation problems.

(7) Exhaust hoods in food preparation centers shall have a minimum exhaust rate of one-hundred (100) cubic feet per minute per square foot of hood face area. All hoods over cooking ranges shall be equipped with fire extinguishing systems and heat-actuated fan controls. Cleanout openings shall be provided every twenty feet (20') in horizontal exhaust duct systems serving hoods.

(8) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and reasonable temperatures in the room and in adjoining areas.

(4) Plumbing and other piping systems.

(a) Plumbing fixtures.

(1) The material used for plumbing fixtures shall be of nonabsorptive acid-resistant material.

(b) Water supply systems.

(1) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.

(2) 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.

(3) Hot, cold and chilled water piping and waste piping on which condensation or unnecessary heat loss may occur shall be insulated.

(4) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitors' sinks.

(5) Flush valves installed on plumbing fixtures shall be of a quiet operating type.

(6) Hot water distribution systems shall be arranged to provide hot water at each hot water outlet at all times.

(7) Plumbing fixtures which require hot water and which are intended for resident use shall be supplied with water which is controlled to provide a water temperature ranging between one-hundred and ten degrees to onehundred and twenty degrees Fahrenheit (110 degrees to 120 degrees F.) at the fixture.
(c) Hot water heaters and tanks. The hot water heating equipment shall have sufficient capacity to supply the water at the temperatures and amounts as required.

(d) Drainage systems. Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of or condensation from necessary overhead piping systems.

(e) Fire extinguishing systems. Automatic fire extinguishing systems shall be installed in areas such as: Central soiled linen holding rooms, maintenance shops, refuse collection rooms, bulk storage rooms, and adjacent corridors, attics accessible for storage, and refuse chutes. Storage rooms of less than one hundred (100) square feet in area and spaces used for storage of non-hazardous materials are excluded from this requirement if construction is non-combustible.

N. Electrical system.

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

(2) Lighting and appliance panelboards shall be provided for the circuits on each floor. This requirement does not apply to emergency system circuits.

(3) All spaces occupied by people, machinery, and equipment within the building, and the approaches thereto, and parking lots shall have electric lighting.

(a) Residents’ bedrooms shall have general lighting.

(b) One lighting fixture for general lighting shall be exclusively wired to a switch at the entrance to each resident room.

(c) A reading light shall be provided for each resident.

(d) Residents’ reading lights shall not be switched at the door.

(e) All switches for control of lighting in resident areas shall be of the quiet operating type.

(4) Each resident bedroom shall have duplex receptacles at least eighteen inches (18”) above the floor as follows: One on each side of the head of each bed, for parallel beds. Only one duplex receptacle is required between beds, and one on at least one other wall. Single receptacles for equipment, such as floor cleaning machines, shall be installed approximately fifty feet (50’) apart in all corridors. Duplex receptacles for general use shall be installed approximately fifty feet (50’) apart in all corridors and within twenty-five feet (25’) of ends of corridors.

(5) A calling station shall be installed in each resident room to meet the following requirements: Each resident room shall be equipped with at least an audible call bell system connected to an
annunciator panel in the manager's office and employees' sleeping area where there is staff twenty-four (24) hours a day. If the office is not staffed twenty-four (24) hours a day, the call system shall indicate the source of the call, both audibly and visually. In addition to activating the annunciator panel, the call bell shall turn on a light located directly over the door of the resident room. In lieu of this requirement, a telephone system may be used if the same functions are accomplished when the received is lifted.

(6) A manually-operated, electrically-supervised fire alarm system shall be installed in each, facility. In multi-story buildings, the signal shall be coded or otherwise arranged to indicate the location of the station operated. The fire alarm system should be connected to a municipal system, if possible. Pre-signal systems will not be permitted. In multistory buildings, with more than twenty-five (25) residents, an annunciator panel shall be provided.

O. Emergency electric service.

(1) To provide electricity during an interruption of the normal electric supply that could affect the care and safety of the occupants, an emergency source of electricity shall be provided and connected to all circuits for lighting and power.

(2) The source of this emergency electric service shall be as follows:

(a) An emergency generating set, including the prime mover and generator, equipped with an automatic transfer switch, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical system. The emergency generator set shall be of sufficient kilowatt capacity to supply all lighting and power load demands of the emergency system and shall have an automatic transfer switch which will start the emergency generator within ten (10) seconds. The power factor rating of the generator shall be not less than eighty percent (80%). Where fuel is normally stored on the site, the storage capacity shall be sufficient for three (3) days operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required.

(3) Emergency electric service shall be provided to circuits as follows:

(a) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of all resident bedrooms and resident service areas such as dining rooms, day rooms and recreation areas. Emergency heating of resident bedrooms will not be required in areas where the home is supplied by at least two (2) utility service feeders, or a network distribution system fed by two (2) or more generating sources, with the feeders so routed, transfer switch connected, and protected that a fault any place between the sources and the facility will not likely cause an interruption of more than one of the service feeders.

(b) Where more than one (1) elevator is provided, at least one (1) shall be connected to the emergency electrical system.

(4) Proper heat, hot water, lighting and ventilation shall be maintained at all times.

(11) Private water supplies and/or sewerage if installed shall be in accordance with the state public health code (Reg. 19-13-A1 et seq.) and with written approval by the local director of health.
Amenities

Outdoor Area

New Construction: Facility-Wide

Housekeeping/Laundry/Maintenance

7.6 Sanitation and Laundry

7.6.1 The facility shall provide for the safe storage of cleaning materials, pesticides and other potentially toxic materials.

7.6.2 Each facility shall have a janitor's closet containing a service sink.

7.6.3 For on-site laundry processing, the facility shall:

7.6.3.1 Provide a room under negative air pressure for receiving, sorting, and washing soiled linen.

7.6.3.1.1 If hot water is used for destroying micro-organisms, washers must be supplied with water heated to a minimum of 160°F.

7.6.3.1.2 If low temperature laundry cycles are used, a total available chlorine residual of 50-150 ppm must be present and monitored during the wash cycle.

7.6.3.2 Provide a room under positive air pressure for drying and folding clean linen, equipped with a hand washing sink.

7.6.4 For off-site laundry processing, the facility shall:

7.6.4.1 Contract with a commercial laundry.

7.6.4.2 Provide a soiled linen holding room (or a designated area in the soiled utility room) under negative air pressure for the storage of soiled linen.

7.6.4.3 Provide a clean linen storage area.

7.6.5 The facility shall have a soiled utility room under negative pressure for storage of infectious waste and for disposal of body fluids. The room shall have a work counter, hand washing sink, and clinical sink or other bed pan cleaning device.
Corridors, Floors, and Signage

7.4.1.1 Stairs shall have stair treads and handrails.

7.4.1.2 Hallways shall have handrails on both sides of corridors. An intermediate care facility serving only developmentally disabled residents shall be exempt from this regulation.

7.4.1.3 Non-skid flooring materials shall be used and maintained in good condition.

Lighting, Noise, Temperature (HVAC), and Odors

7.3.1.1 The facility water supply and sewage disposal system shall comply with Division of Public Health and Department of Natural Resources and Environmental Control standards, respectively.

7.3.1.2 The water system shall supply hot and cold water under sufficient pressure to satisfy facility needs at peak demand.

7.3.1.3 Hot water accessible to residents shall not exceed 110° F.

7.3.2 Heating, Ventilation, Air Conditioning. The HVAC system for all areas used by residents shall be safe and easily controlled.

7.3.3 Facility lighting shall meet current standards of the Guidelines for Design and Construction of Health Care Facilities.

Amenities

7.4.4.3 Facilities for resident hair care and grooming shall be separate from resident rooms.

7.4.4.4 Equipment and materials for resident hair care and grooming shall comply with facility infection control policies and procedures.

Outdoor Area

New Construction: Facility-Wide

DISTRICT OF COLUMBIA

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Housekeeping/Laundry/Maintenance

3237. SEWAGE AND SOLID WASTE DISPOSAL

3237.1 Each system for the disposal of water-carried sewerage shall be constructed, operated, and maintained in accordance with the 1995 BOCA International National Plumbing Code, District of Columbia Construction Code Supplement, Title 12 DCMR and all other applicable
3237.2 Solid waste management, including each disposal and incineration facility, shall comply with the provisions of the Environmental Regulations (Title 20 DCMR), the Alcoholic Beverages and Food regulations (Title 23 DCMR), the 1996 BOCA National Building Code, and all other applicable District laws and regulations.

3237.3 The frequency of trash and garbage pick-ups shall be adequate to prevent storage periods longer than four (4) days.

3237.4 Adequate facilities shall be provided for the collection and storage of trash and all other refuse accumulations.

3237.5 Trash and waste shall be handled and stored in a manner pursuant to the requirements set forth in Titles 20 and 23 of the DCMR.

3254. LAUNDRY AREAS

3254.1 An employee of the facility shall be responsible for ensuring that linens are in good condition.

3254.2 There shall be a separate area provided for the reception of all resident laundry, and it shall not be in any area where residents sleep, eat or otherwise frequent.

3254.3 Suitable bags shall be provided for resident linen and laundry.

3254.4 No resident linen shall be sorted, laundered, rinsed, or stored in any bathroom, resident room, kitchen, or food storage area.

3254.5 The linen supply shall be at least three (3) times the amount that is needed for the licensed occupancy.

3254.6 There shall be enough sheets to allow for one (1) bed change per shift for incontinent residents.

3254.7 There shall be enough towels and wash cloths to provide for at least one (1) set each day for each resident with additional sets available to allow for two (2) sets per shift for each incontinent resident.

3254.8 Clean linen and clothing shall be stored in clean, dry, dust-free areas that are easily accessible to each nurse’s station.

3254.9 Each laundry facility shall be located in an area that is separate from the resident units and shall be provided with the necessary washing, drying, and ironing equipment.

3254.10 No laundry area shall be used as a passageway.

3254.11 Each dryer shall be vented to the outside and equipped with a removable lint trap.

3254.12 Each piece of electrical equipment shall be grounded in accordance with the 1996 NFPA National Electrical Code.
3254.13 Each piece of laundry shall be handled, processed, stored, and transported in a manner
designed to prevent transmission of infection.

3254.14 Soiled linen shall be stored in a separate well-ventilated area and shall not be permitted to
accumulate in the facility.

3254.15 Contaminated laundry shall be placed in double, specially colored bags and processed
separately.

3254.16 Each laundered article shall be free of dirt, irritating chemical residue, and pathogenic
organisms.

3254.17 Laundered articles shall be transported in enclosed, linen hampers with removable liners,
in enclosed carts or dollies, or securely wrapped.

3254.18 If a facility launders a resident’s personal clothing, the personal clothing shall be returned
to them in an appropriate manner and condition.

3254.19 Each facility shall develop written policies and procedures relating to the operation of the
laundry and linen management, and they shall be available in each laundry area.

3254.20 To effectively disinfect soiled linens, hot water temperature shall be one hundred and fifty
degrees (150 [degrees]) to one hundred sixty degrees Fahrenheit (160 [degrees] F) during the
wash cycle.

3255. HOUSEKEEPING AND MAINTENANCE

3255.1 Adequate provision shall be made for the storage of each housekeeping supply item and
each piece of equipment in a janitorial closet that is separate from any toilet or utility room.

3255.2 Each janitorial closet shall be well-lighted and ventilated and shall be equipped with a
janitorial sink.

3255.3 Janitorial closets shall be locked when not in use.

3255.4 Each poison and toxic substance, including those used for pest control, shall be stored in the
non-resident and non-food preparation areas of the facility.

3255.5 Each storage area containing a poison shall be locked and shall have limited access.

3256. HOUSEKEEPING AND MAINTENANCE SERVICES

3256.1 Each facility shall provide housekeeping and maintenance services necessary to maintain
the exterior and the interior of the facility in a safe, sanitary, orderly, comfortable and attractive
manner.

3256.2 Each housekeeping employee shall have as his or her primary responsibility the sanitary
maintenance of the facility.

3256.3 No nursing or dietary employee shall perform housekeeping duties on a routine basis.
3256.4 Each housekeeping employee shall keep the facility free from offensive odors, accumulations of dirt, rubbish, dust, and hazards.

3256.5 Each storage area, attic, and basement shall be kept safe and free from any accumulation of extraneous materials such as refuse, discarded furniture, and other waste materials.

3256.6 Each combustible, such as cleaning rags and compounds, shall be kept in a closed container when not in use.

3256.7 The housekeeping staff shall thoroughly clean any bedroom that has been used by a resident before it is used by any other resident.

3256.8 Each resident room shall be cleaned and arranged in an orderly fashion and shall be well-ventilated.

3256.9 Odor control shall be achieved by cleanliness and proper ventilation.

3256.10 The facility shall develop policies and procedures relating to the operation of housekeeping and maintenance services.

3256.11 Maintenance services shall include the responsibility for the provision of light, heat, power, and water to each building and transmission points where they are to be used.

3256.12 Each building, each piece of equipment, and the grounds shall be regularly maintained and attended.

3256.13 Each building shall be maintained in good repair and shall be free of any hazard, such as cracks, warped or loose boards, loose tiles, loose or broken windowpanes.

3256.14 A regularly scheduled in-service training program shall be provided for housekeeping and maintenance staff.

**3257. PEST CONTROL**

3257.1 The facility shall have a pest control program that includes integrated pest management (IPM) principles to minimize the use of pesticides and encourage the use of the least toxic and least flammable effective insecticides and rodenticides.

3257.2 Pest control services shall be provided either by maintenance staff or by contract with a pest-control company.

3257.3 Each facility shall be constructed and maintained so that the premises are free from insects and rodents, and shall be kept clean and free from debris that might provide harborage for insects and rodents.

3257.4 Each openable window shall be screened.

3257.5 Each opening to the outside shall minimize the influx of insects.

3257.6 The facility shall use the least toxic and the least flammable effective insecticides and rodenticides.
3234.1 Each facility shall be designed, constructed, located, equipped, and maintained to provide a functional, healthful, safe, comfortable, and supportive environment for each resident, employee and the visiting public.

3234.3 The physical plant shall provide maximum environmental support for the goals of each service that is offered and shall be responsive to the needs of each resident, employee, and the visiting public.

3234.4 The provision of space and the way in which the facility is equipped, furnished, and maintained shall provide a home-like setting for each resident while providing the staff a pleasant and functional working environment.

**Staff Area**

**3253. PUBLIC AND STAFF FACILITIES**

3253.1 Toilet and washroom facilities shall be provided for the public.

3253.2 Toilets and sinks shall be provided for the staff.

3253.3 In existing facilities, a locker shall be provided for each employee and provision shall be made for the use of a conveniently located change area for each sex.

3253.4 In newly constructed facilities, separate locker rooms shall be provided for employees of each sex who do not live on the premises, with separate lockers for each employee.

**Corridors, Floors, and Signage**

3234.5 Utilization of decoration, color, and furnishings shall be designed in order to minimize the institutional character of the facility.

3234.6 The limited mobility of each resident shall be considered in designating uses and proximity relationships for various rooms in the facility.

**3265. WHEELCHAIR ACCESS AND HANDICAPPED ACCESS**

3265.1 Ramps shall be generally designed for wheelchair use, with the maximum gradient of one (1) to twelve (12), or eight and thirty-three one hundredths percent (8.33%).

3265.2 At least one (1) toilet room and stall that is large enough to accommodate a resident in a wheelchair and an attendant shall be provided on each floor.

3265.3 Doors to each toilet room and stall shall have a minimum width of two (2) feet and ten (10) inches to admit a wheelchair.

3265.4 A sink and toilet that is designed for residents with disabilities, particularly those who use wheelchairs with staff attendants, shall be available directly adjacent to each therapy area.
3265.5 Wheelchair use shall be considered in the design and equipping of personal grooming services rooms.

3265.6 Wheelchair seating in the central dining room shall be available as needed.

3265.7 The primary entrance to the facility shall be accessible to and usable by each handicapped person, and each exterior walk leading to the primary entrance shall be graded to the entrance level.

3265.8 A properly designed parking area shall be reserved close to the building to allow room for each handicapped person to get in and out of an automobile on a surface useable by each person who is in a wheelchair.

3265.9 Each floor shall have a non-slip finish and, where used by a handicapped person, shall be on a common level or connected by a negotiable ramp.

3265.10 Each door that is used by a handicapped person shall be capable of being opened with a single effort by a person who uses a wheelchair.

3265.11 Each water fountain, public telephone, and bath and toilet room shall be easily accessible to and useable by handicapped persons.

3265.12 Each new construction of a facility and each addition to and remodeling of an existing building that is used for a facility shall conform to the requirements set forth in the Uniform Federal Accessibility Standards.

3242. WALLS, CEILINGS, FLOORS, AND FINISHES

3242.1 Walls and floors shall be designed and maintained to minimize the incidence of accidents.

3242.2 Walls shall be made of materials that will permit frequent washing.

3242.3 The finish in areas exposed to water, high humidity, or grease shall be moisture-proof or grease-proof, or both.

3242.4 Floors shall be easily cleaned, and either carpeted or of non-slip surface.

3242.5 Floor materials shall be mounted flush with adjacent materials to provide unbroken surfaces facilitating wheelchair use.

3242.6 Door threshold and expansion joint covers shall be flush with the floor.

3242.7 The ceiling of each unheated room or of each room where there is high heat generation, such as boiler or laundry room, kitchen, and similar room, shall be insulated to prevent heat loss or transfer when the floor directly above is used by residents.

3242.8 Floors on grade or above air spaces shall be insulated to prevent heat loss.

3242.9 Each facility shall use lead-free paint inside the facility and shall remove or cover old paint or plaster containing lead so that it shall not be accessible to residents.
3243. RAMPS, STAIRS, AND CORRIDORS


3243.2 Each circulation route shall be kept free from any obstruction at all times.

3243.3 Each ramp, stairway, and corridor that is used by a resident shall be equipped with firmly secured handrails or banisters on each side.

3243.4 Each handrail or banister end shall return to the wall.

Lighting, Noise, Temperature (HVAC), and Odors

3234.2 Each facility shall comply with applicable provisions of the BOCA National Building Code; the BOCA International Plumbing Code; the BOCA International Mechanical Code; the NFPA National Elevator Code and other applicable federal and District of Columbia laws, as provided in this chapter. Any other provision of this chapter related to environmental requirements shall not apply to a facility that is licensed on the effective date of these rules and provides evidence that compliance would require major renovation.

3234.8 The facility and its lighting system shall be designed, equipped and maintained to avoid high brightness, highly reflective surfaces and glare.

3234.9 Lighting levels throughout the facility shall conform to the minimum lighting level, as set forth in 3234.9, provided that the facility shall provide any additional lighting level as may be needed by residents with visual impairments and as may be needed for special tasks.

3234.10 The following minimum lighting levels shall be used throughout the facility:

**MINIMUM LIGHTING LEVELS (FOOT-CANDLES ON THE TASK)**

**(AREA/ACTIVITY) (FOOT CANDLES)**

- Barber/Beauty area 50
- Corridors: 20
- Nursing areas - day 10
- Nursing areas - night 50
- Dietary 15
- Elevators 50
- Examination room 50
- Employee Lounge 20
- Employee Locker Room 30
- Linens: 30
- Sorting soiled linens 10
- Central (clean) linen supply 15
- Linens rooms/closets 20
- Janitor closet 30

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Lobby: 50
General 50
Receptionist 50
Administrative spaces: 30
General office 30
Medical records 50
Conference/interview area/room 50
Mechanical/electrical room/space 50
Nursing station: 20
General 10
Desk 30
Medication area 50
Nourishment center 15
Corridors - day 30
Corridors - night 30
Occupational therapy 30
Work area, general 15
Work benches/tables 30
Resident room: 30
General 30
Reading/bed 15
Toilet 20
Physical Therapy 30
Resident Lounge: General 15
Reading 30
Resident dining 30
Speech therapy 30
Stairways 15
Storage, general 20
Toilet/shower/bath 30

3235. ELECTRICAL SYSTEMS

3235.1 Each electrical system shall be designed, constructed, maintained, and inspected in accordance with the 1996 NFPA National Electrical Code, and all other applicable District rules and regulations.

3235.2 Each electrical cord, appliance, and equipment shall be maintained in a safe operating condition, and each frayed wire and cracked or damaged switch and plug shall be replaced.

3235.3 Each facility shall have available, and in working order, an emergency electrical system.

3235.4 Each emergency electrical system shall provide lighting and power for night lights and for lights at each entrance, exit, stairway, corridor, boiler room, each piece of life support equipment, and each fire detection, alarm and extinguishing system in the event that the normal electrical supply is interrupted.
3235.5 When life support systems are used, the facility shall provide emergency electrical power with an emergency generator (as defined in the 1996 NFPA National Electrical Code, Health Care Facilities) that is located on the premises.

3235.6 Emergency power shall be provided for at least one (1) elevator which is accessible to each resident area.

**3236. WATER SUPPLY AND DISTRIBUTION**

3236.1 Each water supply and distribution system shall conform with the 1995 BOCA International Plumbing Code, District of Columbia Construction Code Supplement, Title 12 DCMR, and all other applicable District laws and regulations.

3236.2 There shall be no cross-connection between the potable safe water supply and each water supply that is non-potable, or any source of pollution through which a safe supply might become contaminated.

3236.3 Each sink, bathroom, bathtub, and shower shall have a continuous supply of hot and cold running water.

3236.4 The temperature of hot water of each fixture that is used by each resident shall be automatically controlled and shall not exceed one hundred and ten degrees Fahrenheit (110 [degrees] F) nor be less than ninety-five degrees Fahrenheit (95 [degrees] F).

3236.5 Each water system shall also include a separate or booster supply at higher temperatures for kitchen, dish washing, and laundry uses. 3236.6 Water pressure shall be at least fifteen (15) pounds per square inch (p.s.i.) on each floor during each period of peak demand.

3236.7 Each drinking fountain that is accessible to a resident shall be installed in an area that is available for general resident use.

3236.8 The facility shall establish procedures for the provision of a safe and functional supply of water for emergency use when the normal supply of water is lost.

**3238. HEATING AND COOLING**

3238.1 Each piece of heating and air conditioning equipment and its installation shall comply with the 1996 BOCA International Mechanical Code (Heating, Air Conditioning and Refrigeration), and all other applicable District laws and regulations.

3238.2 Each heating system shall be of a size and capacity to maintain a minimum temperature of seventy-one degrees Fahrenheit (71 [degrees] F).

3238.3 Each room that is used by a resident shall be maintained at a minimum temperature of seventy-one degrees Fahrenheit (71 [degrees] F) and a maximum of seventy-eight degrees Fahrenheit (81 [degrees] F) at all times when the room is occupied.

3238.4 Each heating and cooling system shall be thermostatically controlled from one (1) or more areas, and shall be accessible to appropriate facility staff.

3238.5 Each heating fixture shall be properly shielded for the safety of each resident.
Each heating source shall be equipped with hand controls.

No portable room heater or space heater shall be permitted in any room.

A fireplace may be utilized for decorative, social, and recreational purposes only.

Only authorized persons shall have access to the boiler and the mechanical equipment room.

VENTILATION AND EXHAUST

Each facility shall be well ventilated through the use of windows, forced air, or both.

Both natural and mechanical ventilation and exhaust shall comply with the provisions of the 1996 BOCA International Mechanical Code (Heating, Air Conditioning and Refrigeration), and all other applicable District laws and regulations.

If only a natural ventilation is relied upon, the total open area shall equal at least 4% of the floor area served.

When an open area other than windows is included in the required area, at least fifty percent (50%) of the required area shall be furnished by a window or windows.

Ventilating skylights may be permitted to furnish not more than fifty percent (50%) of the required open area.

Mechanical ventilation shall be provided in accordance with the latest edition of "Pressure Relationships and Ventilation of Certain Areas of Long Term Care Facilities" from the American Institute of Architects Committee on Architecture for Health, with assistance from the U.S. Dept. of Health and Human Services.

In each area in which food or drink is served, a minimum of two (2) cubic feet per minute air changes of outside air per hour shall be provided.

Each respiratory isolation room and connected bathroom shall be ventilated with negative pressure that shall prevent contamination of other areas.

Each cooking unit that creates smoke, steam, gases, fumes, odors, vapors, or excessive heat shall be hooded and vented or locally vented to the outside air by forced draft in accordance with Title 23 of the DCMR.

Each small burner that is used intermittently for short periods of time such as warming equipment, a bread toaster, coffee urn, and radiant cooking units shall not be vented unless it or a combination of the units create a nuisance.

Each cooking unit ventilation hood shall be provided with an automatic fire extinguishing system.

Each ventilation and exhaust system shall be maintained in good operating order.
Air filters shall be provided and shall be properly cleaned, regularly replaced, and maintained in each circulating air system, including each individual air conditioning unit in each resident’s room.

**3240. ACOUSTICAL INSULATION AND NOISE REDUCTION**

3240.1 No resident room or area shall have a general noise level from external sources in excess of forty-five (45) decibels.

3240.2 In addition to meeting the requirement of subsection 3240.1 every effort shall be made in the facility to reduce noise levels, airborne sound transmission, and their impact.

3240.3 Air space around each duct, other openings into rooms, and air space under and around each door and partition shall be properly sealed in order to maintain sound isolation.

3240.4 In each duct and fan installation, noise generation shall not exceed by more than ten (10) decibels the permissible noise level attributable to the external source in the area served.

3240.5 Wall-to-wall carpeting suitable for use under wheelchairs and rolling equipment shall be used in each resident area where the general noise level would otherwise exceed forty-five (45) decibels at anytime.

3240.6 Window curtains of a soft fabric, fabric wall hangings, and other materials that absorb sound shall be used in each area of high noise generation.

**3241. ELEVATORS**

3241.1 Each elevator shall be designed, constructed, maintained, and inspected in accordance with the 1996 NFPA National Elevator Code, and all other applicable District laws and regulations.

3241.2 An electric or electrohydraulic elevator shall be installed in the facility if either a resident's bedroom or other resident area is located on a floor above the street level.

3241.3 The facility shall have at a minimum one elevator large enough to accommodate a wheeled stretcher.

3241.4 Each car door or non-hospital type elevator shall have a minimum clear opening of thirty-two (32") inches.

3241.5 Each elevator car floor shall stop automatically flush with each floor level.

3241.6 Each elevator shall be equipped with a by-pass switch in order to enable emergency express use.

3241.7 The number of elevators in the facility shall be determined by an elevator needs study submitted by the owner of a nursing facility to be approved by the Director, and shall be provided in accordance with the latest edition of the “Guidelines for Construction and Equipment of Hospitals and Medical Facilities,” published by the American Institute of Architects.

3241.8 Each elevator shall be timed to allow safe entrance and exit of residents.
Amenities

3251. THERAPY SERVICE AREAS

3251.1 Each facility shall have therapy areas of sufficient size to accommodate and store all necessary equipment and supply items, and to facilitate the movement of the residents and staff.

3251.2 Appropriate equipment for each function performed in the therapy service areas shall be provided and properly installed, with utilities properly safeguarded.

3251.3 Space shall be provided for examinations, treatment, and other therapeutic activities and shall include:

(a) A treatment table or special treatment chair;
(b) A sink with accessible controls;
(c) An instrument sterilizer approved by the D.C. Fire Department;
(d) An instrument table;
(e) Necessary equipment for the therapy provided, instruments and supplies; and
(f) Handicapped bathrooms accessible for residents' use equipped with handrails and grab bars.

3252. OTHER RESIDENT SERVICE AREAS

3252.1 Each facility shall provide a gift shop or resident store for a minimum of two (2) hours a day, five (5) days per week, or a gift shop cart must be accessible two (2) hours per day, five (5) days per week.

3252.2 Various services provided shall afford each resident an opportunity to purchase items such as magazines, candies, small gifts, postage stamps, stationery, writing implements, and other supplies.

3252.3 Vending machines alone are not sufficient to meet with the requirements of this section.

3252.4 Each facility shall have personal grooming services for both male and female residents.

3252.5 The services of a licensed barber or licensed beautician shall be available to residents.

Outdoor Area

3244. OUTDOOR SPACE

3244.1 Each facility shall provide in its design and on its property some outdoor area for use by residents, staff, and the visiting public for quiet recreation.

3244.2 No set of steps shall be included in the design of the outdoor space, and the space shall be accessible from the ground floor level of the facility without the use of ramps or steps.
3244.3 Outdoor space shall be well-planted and maintained, and it shall be of sufficient size and shape to permit sitting areas that are reasonably private.

**New Construction: Facility-Wide**

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**FLORIDA**

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**Housekeeping/Laundry/Maintenance**

*420.3.8.2 Facility laundry.* A facility laundry area shall be provided that shall have provisions for the storing and processing of clean and soiled linen for appropriate resident care. Processing may be done within the facility, in a separate building on or off site, or in a commercial or shared laundry. Where soiled linen is processed as part of a facility laundry area, at a minimum, the following elements shall be included:

*420.3.8.2.1* A separate room for receiving and holding soiled linen until ready for pickup or processing shall be provided. Discharge from soiled linen chutes may be received within this room or in a separate room. A hand-washing facility and a utility sink shall be provided.

*420.3.8.2.2* A central, clean linen storage and issuing room(s), in addition to the linen storage required at the nursing units shall be provided.

*420.3.8.2.3* Parking of clean and soiled linen carts in separate areas from each other and out of traffic shall be provided.

*420.3.8.2.4* Hand-washing facilities in each area where untagged, soiled linen is handled shall be provided.

*420.3.8.2.5* When linen is processed off site a service entrance protected from inclement weather for loading and unloading of linen shall be provided.

*420.3.8.2.6* When linen is processed in a laundry facility located on site the following additional elements shall be provided:

*420.3.8.2.6.1* A laundry processing room(s), separated by walls from other elements of the laundry, with commercial-type laundry equipment for washing and drying. Walls separating the functions of washing and drying are not required.

*420.3.8.2.6.2* Storage for laundry supplies.

*420.3.8.2.6.3* Arrangement of the laundry processes shall generally provide for an orderly workflow from dirty to clean to minimize cross traffic that might mix clean and soiled operations.

*420.3.8.2.7* If the household design model for person centered care is utilized and if required by the functional program, resident laundry facilities including washing and drying equipment shall be
provided for staff, family or individual resident use for the laundering only of a resident’s personal items. If these laundry facilities are provided, they shall be readily accessible from each resident household without requiring the user to enter another resident unit, or floor and may be shared between two resident households. These resident laundry facilities shall not have to meet the requirements of the facility laundry described in Section 420.3.8.2 and may utilize residential laundry equipment. Each resident laundry room or area shall contain a hand wash facility and if required by the functional program a single deep bowl utility sink.

**420.3.9 Housekeeping rooms/janitor's closets.**

**420.3.9.1** Housekeeping rooms or janitor's closets shall be provided throughout the facility as required to maintain a clean and sanitary environment but not less than one housekeeping room/janitor's closet shall be provided for each floor in addition to the housekeeping room required in the facility dietary area. Each room has storage space for housekeeping equipment and supplies. A service sink shall be provided in at least one housekeeping room or janitor's closet on each floor.

(1) The facility shall provide a safe, clean, comfortable, and homelike environment, which allows the resident to use his or her personal belongings to the extent possible.

(2) The facility shall provide:

(a) Housekeeping and maintenance services necessary to maintain a sanitary, orderly, and comfortable interior;

(b) Clean bed and bath linens that are in good condition;

**Staff Area**

**420.3.6 Staff support areas.**

**420.3.6.1** If required by the functional program of the facility, a staff lounge area(s) shall be provided. It may be shared by multiple resident units if the lounge is located so it is accessible without requiring the user to enter into or through any other resident unit.

**420.3.6.2** A staff toilet room with hand-washing facilities shall be provided conveniently located to each resident unit.

**420.3.6.3** Lockable closets, drawers or compartments shall be provided on the resident unit for staff and may be located in the lounge for safekeeping of staff personal effects.

**420.3.6.4** A conference or consultation room for resident and family use shall be provided and may be shared between resident units.

**420.3.7 Administrative and public area.** Each administrative and public area shall meet the following standards:

**420.3.7.2** An administrative/lobby area shall be provided that shall include a counter or desk for reception and information, a public waiting area. This function may be located in a separate building on the campus of the facility. Public toilet facilities, public telephone and an electric
drinking fountain for this area shall be provided in accordance with the Florida Plumbing Code. Residents shall have access to toilet facilities in public areas.

420.3.7.3 General offices shall be provided for business transactions, admissions, social services, private interviews, medical and financial records, and administrative and professional staff. Clerical files and staff office space shall be provided as needed. At a minimum there shall be a private office for the administrator and director of nursing.

420.3.7.4 At least one multipurpose room per nursing home facility shall be provided for conferences, meetings, and health education purposes, and shall include provisions for the use of visual aids. This room may be remotely located on the campus and shall have a minimum area of 120 square feet (11.15 m²).

420.3.7.5 Storage for office equipment and supplies shall be provided

Corridors, Floors, and Signage

420.3.11.1 Potential hazards such as sharp corners, loose laid rugs or carpets, shall not be permitted.

420.3.11.2 Doors to all rooms containing bathtubs, showers, and water closets for resident use located in double occupancy rooms or are shared between two single occupancy rooms, shall be equipped with privacy hardware that permits emergency access without the use of keys. When such room has only one entrance and is equipped with a swing door, the door shall open outward, or be equipped with emergency release hardware. When emergency release hardware is utilized on a swing door located in a public area, it shall provide visual privacy for the resident and if required by other sections of this code, be smoke resistive.

420.3.11.3 Interior corridor doors, except those to small closets, janitor’s closets, electrical or mechanical rooms, housekeeping closets and other small rooms not subject to occupancy, shall not swing into the corridor. A door located on the exit access corridor, and required to swing outward, shall open into an alcove.

420.3.11.4 A sliding door equipped with sliding hardware located on the resident room side of the wall shall be permitted on an individual resident toilet or bathroom. If a sliding door is used on a resident toilet or bathroom, a D-shaped handle at least 4 inches (10.16 cm) long shall be provided to open the door.

420.3.11.5 Door thresholds except where required at exterior doors, and expansion joint covers shall be designed to facilitate use of wheelchairs and carts and to prevent tripping and shall provide a smooth and level transition from surface-to-surface.

420.3.11.7 Handrails shall be provided on both sides of all corridors that are defined by walls and normally used by residents. Mounting height shall be between 36 inches (0.91m) and 42 inches (1.57 m). A clearance of 1½ inches (38 mm) shall be provided between the handrail and the wall. Handrails shall be designed without sharp corners, edges or hardware and shall permit easy grasping by the resident with a maximum diameter of 1.5 inches (38 mm). It shall be designed to provide a profile with a surface wide enough for the resident to be able to lean on the rail to rest. Rail ends shall return to the wall.
420.3.11.15 The minimum ceiling height throughout the facility shall be 8 feet (2.44 m) above the finished floor with the following exceptions:

420.3.11.15.1 Steam boiler and hot water generator rooms shall have ceiling clearances of at least 2 feet 6 inches (0.76 m) above the main header and connecting pipe.

420.3.11.15.2 Ceilings in storage rooms, resident room entrance vestibules and toilet rooms shall be at least 7 feet 6 inches (2.33 m) above the finished floor.

420.3.11.15.3 Ceilings in normally unoccupied spaces and alcoves may be reduced to 7 feet (2.13 m) above the finished floor.

420.3.11.15.4 Ceilings in exit access corridors and exit passageways shall be a minimum of 8 feet (2.44 m) above the finished floor.

420.3.11.17 Floor material shall be readily cleanable and appropriate for the location. Floor surfaces in resident-use areas shall be non-glossy to minimize glare. If composition floor tiles are used, the interstices shall be tight.

420.3.11.17.1 In residential care and sleeping areas, a base shall be provided at the floor line.

420.3.11.17.2 Floors in areas used for food preparation and assembly shall be water resistant. Floor surfaces, including tile joints, shall be resistant to food acids. In all areas subject to frequent wet-cleaning methods, floor materials shall not be physically affected by germicidal cleaning solutions.

420.3.11.17.3 Floors subject to traffic while wet, such as shower and bath areas, kitchens, and similar work areas, shall have a slip resistant surface and floor-to-base intersections shall be watertight.

420.3.11.17.4 Carpet and padding in resident areas shall be stretched tight, in good repair and free of loose edges or wrinkles that might create hazards or interfere with the operation of wheelchairs, walkers or wheeled carts.

420.3.11.18 Wall finishes shall be washable and, if near plumbing fixtures, shall be smooth and have a moisture-resistant finish. Finish, trim, walls, and floor constructions in dietary and food storage areas shall be free from rodent and insect harboring spaces.

420.3.11.18.1 Basic wall construction in areas not subject to conditioned air shall be constructed of masonry, cement plaster or moisture-resistant gypsum wallboard.

420.3.11.18.2 The finishes of all exposed ceilings and ceiling structures in the dietary facilities area shall be readily cleanable with routine housekeeping equipment.

420.3.11.18.3 Highly polished walls or wall finishes that create glare shall be avoided.

420.3.11.18.4 Wall coverings that promote the growth of mold and mildew shall be avoided on exterior walls or on walls that are located in normally wet locations.

420.3.23 Receptacles.
420.3.23.2 Duplex receptacles for general use shall be installed in all general purpose corridors, approximately 50 feet (15.24 m) apart and within 25 feet (7.52 m) of corridor ends.

Lighting, Noise, Temperature (HVAC), and Odors

420.3.10 Engineering service and equipment areas.

420.3.10.1 Room(s) or separate building(s) for boilers, mechanical and electrical equipment shall be provided as required.

420.3.10.2 Room(s) for the storage of building maintenance supplies and solvents shall be provided. On site safe and secure storage for the facility drawings, records and manuals shall be provided.

420.3.10.3 A general maintenance area for repair and maintenance shall be provided as required.

420.3.10.4 Yard equipment and supply storage room, if provided, shall be located so that equipment may be moved directly to the exterior.

420.3.11.16 In addition to the electric drinking fountain in the administrative/lobby area in Section 420.3.7.2, a minimum of one electric drinking fountain shall be provided per resident floor unless drinking water is available from the resident dietary area.

420.3.12.1 All buildings having resident use areas on more than one floor shall have hospital-type electric or hydraulic elevator(s) that shall be in compliance with the requirements of Chapter 30 of this code and Chapter 69A-47, *Florida Administrative Code*, "Uniform Fire Safety Standards for Elevators."

420.3.12.2 In the absence of an engineered traffic study, the minimum number of elevators shall be as follows:

420.3.12.2.1 At least one elevator shall be installed where resident beds are located on any floor other than the main entrance floor.

420.3.12.2.2 When 60 to 200 resident beds are located on floors other than the main entrance floor, at least two elevators, one of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.3 When 201 to 350 resident beds are located on floors other than main entrance floor, at least three elevators, two of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.4 For facilities with more than 350 resident beds above the main entrance floor, the number of elevators shall be determined from a facility plan study and from the estimated vertical transportation requirements.

420.3.12.3 Cars of elevators shall have inside dimensions that accommodate a resident bed with attendants. Cars shall be at least 5 feet (1.52 m) wide by 7 feet 6 inches (2.29 m) deep. The car door shall have a clear opening of not less than 4 feet (1.22 m).

420.3.12.4 Elevator call buttons shall not be activated by heat or smoke. If employed, light beam door activators shall be used in combination with door-edge safety devices and shall be connected 54
to a system of smoke detectors such that the light control feature will disengage or be overridden if it encounters smoke at any landing.

420.3.13 Water supply and sewage disposal.

420.3.13.1 An approved, accessible, adequate, safe and potable supply of water shall be provided. The water supply shall be accessible and available at all times for drinking, fire protection, culinary, bathing, cleaning and laundry purposes.

420.3.13.2 Hot water shall be supplied to all lavatory and sink plumbing fixtures available for use by residents and staff.

420.3.13.3 An approved, adequate and safe method of sewage collection, treatment and disposal shall be provided for each nursing home.

420.3.14 Heating, Ventilating and air-conditioning (HVAC) systems. In addition to the basic HVAC system requirements as described by Part 6, ANSI/ASHRAE/ASHE Standard 170-2008: Ventilation of Health Care Facilities of the Guidelines, the following specific elements are also required.

420.3.14.1 Mechanical equipment shall be defined as equipment utilized in air-conditioning, heating, ventilating systems and associated electrical, electronic and pneumatic components required for the mechanical equipment to provide the function intended by the application of the equipment. New and existing equipment replacements shall comply with these requirements.

420.3.14.2 Mechanical equipment shall be installed exterior of the building, to include the roof, in a designated equipment room(s), or in a space(s) located in an attic(s). (4156 A5)

420.3.14.3 If the unit serves only one room it may be located above the ceiling and shall be accessible through an access opening in accordance with this code. Access panels are not required for lay-in ceiling installations, provided the service functions are not obstructed by other above-ceiling construction, such as electrical conduits, piping, audio visual cabling and like equipment components or supports.

420.3.14.4 Ventilation shall be provided by mechanical means in all rooms in new facilities and in all renovated or remodeled rooms. The minimum air quantities and filtration efficiencies shall be met as set forth in Part 6 of the Guidelines and Table 4.1-1 Ventilation Requirements for Areas Affecting Resident Care in Nursing Homes of the Guidelines for those spaces that are listed. (4156 A5)

420.3.14.5 For spaces listed in the minimum ventilated rate table, central station type air-handling equipment shall be used. Package terminal air-conditioning units or fan coils may be used to serve resident rooms and shall be provided with MERV 8 filters minimum. (4156 A5)

420.3.14.6 System designs utilizing fan coil or package terminal air-conditioning units shall have the outdoor air ventilation damper permanently closed. The ventilation requirement shall be satisfied by a central station type air handling unit provided with MERV 8 filter minimum or as required by the listed space served. Spaces designated for the exclusive use of physical plant personnel need not comply with this requirement. (4156 A5)
420.3.14.7 Administrative and other staff-only areas shall be provided with outside air at the minimum rate of 20 cfm (9.43 L/s) per person, and the central system shall have a minimum of 30 percent ASHRAE dust spot efficiency filter.

420.3.14.8 All outdoor air intakes shall be located a minimum of 3 feet (0.91 m) above surrounding surfaces and a minimum of 10 feet (3.05 m) horizontally from any exhaust air or plumbing vent.

420.3.14.9 All filters in systems in excess of 1000 cfm (28.32 m³/min) capacity shall be installed with differential pressure gauges. The filter gauge shall have the range of acceptable filter operation clearly and permanently indicated.

420.3.14.10 Filter housings for MERV 13 efficiency filters shall be fully gasketed and sealed with mechanical latching devices capable of exerting and maintaining a continuous, uniform sealing pressure on the filter media when in the latched, closed position. (4156 A5)

420.3.14.11 The transfer of air quantities through one space to an adjacent space is not permitted except that the transfer of air to maintain space relative pressure by the under cutting of doors is permitted. The maximum allowable air quantity for door undercuts shall be 75 cfm (35.38 L/s) for single door widths up to 44 inches (1117 mm).

420.3.14.12 Space relative pressure requirements shall be maintained throughout the entire system control range where variable volume systems are utilized.

420.3.14.13 Spaces having exhaust hoods shall have sufficient make-up supply air such that the required pressure relationship will not be affected by the operation of the hood.

420.3.14.14 All supply, return and exhaust ventilation fans shall operate continuously. Dietary hood, laundry area, administrative areas that are separated from all resident areas and support areas and maintenance area supply and exhaust fans shall be exempted from continuous operation.

420.3.14.15 Cooling coil condensate shall be piped to a roof drain, floor drain or other approved location.

420.3.14.16 Each new resident sleeping room or resident sleeping area that is separated by a permanent partition and door shall be provided with a separate thermostat to provide individual adjustment of room or area temperature.

420.3.15 Exhaust.

420.3.15.1 Exhaust fans and other fans operating in conjunction with a negative duct system pressure shall be located at the discharge end of the system. Fans located immediately within the building located at the end of all exhaust ducts shall be permitted. Existing, nonconforming systems need not be brought into compliance when equipment is replaced due to equipment failure.

420.3.15.2 Exhaust hoods in food preparation areas shall be listed or certified by a nationally recognized testing laboratory (NRTL).

420.3.16 Ducts.
420.3.16.1 All new facility construction shall have totally ducted supply, return, exhaust and outside air systems including areas of all occupancy classifications.

420.3.16.2 In new construction, duct system risers penetrating more than one floor shall be installed in vertical fire-rated shafts. Horizontal offsets of the risers shall not be allowed. Fire/smoke dampers shall be installed at duct penetrations of the chase. Existing nonconforming systems shall be brought into compliance when remodel or renovation work is proposed.

420.3.17 Fan and damper control during fire alarm.

420.3.17.1 During an automatic fire alarm activation, or the activation of a duct smoke detector, fan systems and fan equipment serving more than one room shall be stopped to prevent the movement of smoke by mechanical means from the zone in alarm to adjacent smoke zones. (4156 A5)

420.3.17.2 Air-handling and fan coil units serving exit access corridors for the zone in alarm shall shut down upon fire alarm.

420.3.17.3 Smoke or fire/smoke dampers shall close upon fire alarm and upon manual shutdown of the associated supply, return or exhaust fan.

420.3.18 Plumbing.

420.3.18.1 All plumbing fixtures provided in spaces shall conform to the requirements of Table 420.3.18.1 of plumbing fixtures and minimum trim.

420.3.18.2 The temperature of hot water supplied to resident and staff use lavatories, showers and bath shall be between 105°F (41°C) and 115°F (46°C) at the discharge end of the fixture.

420.3.18.3 Wall-mounted water closets, lavatories, drinking fountains and hand-washing facilities shall be attached to floor-mounted carriers and shall withstand an applied vertical load of a minimum of 250 pounds (113.39 kg) to the front of the fixture.

420.3.18.4 Grease interceptors shall be located outside of the building.

420.3.18.5 Provide deep seal traps for floor drains in resident showers.

420.3.18.6 Food preparation sinks, pot washing, dishwashers, janitor sinks, floor drains, and cart and can wash drains shall run through the grease trap. Garbage disposers shall not run through the grease trap.

420.3.18.7 Ice machines, rinse sinks, dishwashers, and beverage dispenser drip receptacles shall be indirectly wasted.

420.3.18.8 Each water service main, branch main, riser and branch to a group of fixtures shall have valves. Stop valves shall be provided for each fixture. Panels for valve access shall be provided at all valves.

420.3.18.9 Backflow preventers (vacuum breakers) shall be installed on bedpan-rinsing attachments, hose bibs and supply nozzles used for connection of hoses or tubing in housekeeping sinks and similar applications.
420.3.18.10 A backflow preventer shall be installed on the facility main water source(s).

420.3.18.11 All piping, except control-line tubing, shall be identified. All valves shall be tagged, and a valve schedule shall be provided to the facility owner for permanent record and reference.

PLUMBING FIXTURES AND MINIMUM TRIM

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FIXTURE LEGEND

A. Lavatory                                             G. Sink, Shampoo
B. Water Closet                                         H. Sink, Laundry
C. Sink, Single Compartment                             I. Electric Drinking Fountain
D. Sink, Double Compartment                             
E. Sink or Receptor, Janitor                             
F. Sink, Clinical Service and Rinsing Device

J. Bathing Facilities or Shower (Note 1)

K. Sanitizer w/ rinse water at 140°F (60°C) or chemical rinse. If required by the functional program of the facility.

L. Eye Wash Fixtures

**TABLE 420.3.18.1**

**FIXTURE LEGEND**

1. Hot and cold supplies.

2. Hot and cold supplies with wrist blades from 31/2 inches (89 mm) to 41/2 inches (114 mm) in length or foot or knee control and a gooseneck spout with discharge a minimum of 5 inches (127 mm) above the fixture rim.

3. Hot and cold supplies with elbow blades a minimum of 6 inches (152 mm) long or foot or knee control.

4. Bedpan rinsing attachment, cold water only. If required by the functional program of the facility.

5. Cold supply.

6. Hot and cold supplies with hose connection and backflow preventer.

7. Hot water supply.

**NOTES:**

1. Mixing valves used in shower applications shall be of the balanced-pressure type design.

2. If eye wash stations are provided, they shall be installed in accordance with American National Standards Institute (ANSI) Z358.1 for Emergency Eyewash and Shower Equipment.

**420.3.19 Medical gas and vacuum systems.**

**420.3.19.1** Provide a medical gas and vacuum system in conformance with the requirements for a Nursing Home as described in NFPA 99, *Health Care Facilities*.

**420.3.19.2** Provide a dedicated area for the location of the oxygen system emergency supply source with an impervious, noncombustible, nonpetroleum-based surface located adjacent to the emergency low pressure gaseous oxygen inlet connection. Provision shall be made for securing the vessel to protect it from accidental damage.

**420.3.20 Fire pump.** (Where required).

**420.3.20.1** Fire pumps and ancillary equipment shall be separated from other functions by construction having a 2-hour fire-resistance rating.

**420.3.20.2** The fire pump normal service disconnect shall be rated to hold locked rotor current. If the approved normal service disconnect is located on the exterior, it shall be supervised by
connection to the fire pump remote annunciator and shall provide a separate fire alarm system trouble indication.

420.3.20.3 When the fire pump is placed on the emergency system in addition to the normal supply, the emergency feeder protective device shall be sized in accordance with maximum rating or settings of Chapter 27 of the Florida Building Code, Building.

420.3.20.4 The fire pump transfer switch may be either manual or automatic. If located on the line side of the controller as a separate unit, the switch must be rated for the pump motor locked rotor current indefinitely and must be located in the pump room.

420.3.20.5 Combination fire pump controller and transfer switch units listed by the Underwriter’s Laboratories, Inc., as prescribed by Chapter 27 of the Florida Building Code, Building are acceptable when the transfer switch has exposable and replaceable contacts, not circuit breaker types, rated for the available short-circuit current.

420.3.20.6 The fire pump shall be installed in a readily accessible location. When it is located on the grade level floor, there shall be direct access from the exterior.

420.3.21 Electrical requirements.

420.3.21.1 All material, including equipment, conductors, controls, and signaling devices, shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facility requirements as shown in the specifications and as indicated on the plans. All materials and equipment shall be listed as complying with applicable standards of Underwriter’s Laboratories, Inc., or other nationally recognized testing facilities. Field labeling of equipment and materials will be permitted only when provided by a nationally recognized testing laboratory (NRTL) that has been certified by the Occupational Safety and Health Administration (OSHA) for that referenced standard.

420.3.21.2 For purposes of this section, a resident room, a resident therapy area or an examination room shall be considered a “patient care area” as described in NFPA 99 Health Care Facilities, and Chapter 27, Electrical Systems, of this code.

420.3.21.3 Panels located in spaces subject to storage shall have the clear working space per Chapter 27, Electrical Systems, of this code, permanently marked “ELECTRICAL—NOT FOR STORAGE” with a line outlining the required clear working space on the floor and wall.

420.3.21.4 Panel boards shall not be located in an exit access corridor or in an unenclosed space or area that is open to an exit access corridor. Panel boards may be located inside of a room or closet that opens into an exit access corridor only when the room or closet is separated from the exit access corridor by a partition and door that comply with this code. (4156 A5)

420.3.21.5 There shall be documentation for equipotential grounding in all patient care areas, building service ground electrode systems, lightning protection ground terminals and special systems such as fire alarm, nurse call, paging, generator, emergency power and breaker coordination.

420.3.22 Lighting.
420.3.22.1 All spaces occupied by people, machinery and equipment within buildings, approaches to buildings and parking lots shall have electric lighting.

420.3.22.2 Resident bedrooms shall have general lighting from ceiling mounted fixtures, floor lamp fixtures or table mounted fixtures. Separate fixed night lighting shall be provided. The night-light shall have a switch at the entrance to each resident’s room or separate sleeping area. A reading light shall be provided for each resident. Resident reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminary. Wall-mounted switches for control of lighting in resident areas shall be of quiet operating type.

420.3.22.3 All lighting in the resident use areas including corridors, shared spaces, treatment areas, sleeping areas, social areas and living areas shall meet the requirements of RP-28-07 Lighting and the Visual Environment for Senior Living as referenced in Chapter 35 of this code.

420.3.22.4 All general resident room lighting and all corridor lighting used by residents shall be designed to minimize glare such as indirect lighting.

420.3.24 Fire alarm systems.

420.3.24.1 A fire alarm annunciator panel shall be provided at a single designated 24-hour monitored location. The panel shall indicate audibly and visually, the zone of actuation of the alarm and system trouble. As a minimum, devices located in each smoke compartment shall be interconnected as a separate fire alarm zone. Annunciator wiring shall be supervised. Annunciator shall clearly indicate the zone location of the alarm. Provide an adjacent zone location map to quickly locate alarm condition.

420.3.26 Essential electrical system.

420.3.26.1 A Type 1 essential electrical system shall be provided in all nursing homes as described in NFPA 99, Health Care Facilities. The emergency power for this system shall meet the requirements of a Level 1, Type 10, Class 48 generator as described in NFPA 110, Emergency Standby Power Systems.

420.3.26.3 The generator remote annunciator shall be located at a designated 24 hour staffed location.

420.3.26.4 Switches for critical branch lighting shall be completely separate from normal switching. The devices or cover plates shall be of a distinctive color. Critical branch switches may be adjacent to normal switches. Switches for life safety lighting are not permitted except as required for dusk-to-dawn automatic control of exterior lighting fixtures.

420.3.26.5 There shall be selected life safety lighting provided at a minimum of 1 footcandle (10 lux) and designed for automatic dusk-to-dawn operation along the travel paths from the exits to the public way or to safe areas located a minimum of 30 feet (9.14 m) from the building.

420.3.26.6 A minimum of one elevator per bank serving any patient use floor shall be connected to the equipment branch of the essential electric system and arranged for manual or automatic operation during loss of normal power. Elevator cab lighting, controls, and communication and signal systems shall be connected to the life safety branch.
If a day tank is provided, it shall be equipped with a dedicated low-level fuel alarm and a manual pump. The alarm shall be located at the generator derangement panel.

Transfer switch contacts shall be of the open type and shall be accessible for inspection and replacement.

If required by the facility's emergency food plan, there shall be power connected to the equipment branch of the essential electrical system for kitchen refrigerators, freezers and range hood exhaust fans. Selected lighting within the kitchen and dry storage areas shall be connected to the critical branch of the essential electrical system.

420.3.27 Lightning protection.

A lightning protection system shall be provided for all new buildings and additions in accordance with NFPA 780, Installation of Lightning Protection Systems.

There shall be surge protection for all normal and emergency electrical services.

Additional surge protection shall be provided for all low-voltage and power connections to all electronic equipment in critical care areas and life safety systems and equipment such as fire alarm, nurse call and other critical systems. Protection shall be in accordance with appropriate IEEE Standards for the type of equipment protected.

All low voltage system main or branch circuits entering or exiting the structure shall have surge suppressors installed for each pair of conductors and shall have visual indication for protector failure to the maximum extent feasible.

(1) The facility shall provide a safe, clean, comfortable, and homelike environment, which allows the resident to use his or her personal belongings to the extent possible.

(2) The facility shall provide:

(e) Adequate and comfortable lighting levels in all areas;

(f) Comfortable and safe temperature levels; and

(g) The maintenance of comfortable sound levels. Individual radios, TVs and other such transmitters belonging to the resident will be tuned to stations of the resident’s choice.

Amenities

If required by the functional program of the facility, physical, speech, and occupational therapy units shall be provided and contain the following.

Space for files, records and administrative activities.

Provisions for storage of wheelchairs.

Storage for supplies and equipment.

Hand-washing facilities within the therapy unit.
420.3.5.3.5 Space and equipment for carrying out each of the types of therapy that the facility will provide.

420.3.5.3.6 Provisions for resident privacy.

420.3.5.3.7 Housekeeping rooms, in or near the unit.

420.3.5.3.8 Resident toilet room(s) usable by wheelchair residents.

420.3.5.4 A barber/beauty room shall be provided with facilities and equipment for resident hair care and grooming. The area of the room shall be a minimum of 120 square feet (11.15 m²) with the least dimension of 10 feet (3.05 m).

Outdoor Area

420.3.5.2 Outdoor area(s) shall be provided for the use of all residents and shall include walking paths of durable materials, benches, shaded areas, and visual focusing element(s) such as landscaping, sculpture, or fountain(s). Security fencing if used shall be of a residential design and provide some visual connection to the exterior of the secured area. If an exterior visual connection is not possible or desirable than the interior of the outside area shall be landscaped to be visually interesting.

420.3.7.1 A covered vehicular drop-off and pedestrian entrance that is located at grade level and that provides shelter from inclement weather shall be provided.

New Construction: Facility-Wide

420.3.11.19 All smoke partitions, horizontal exits and exit passageway partitions shall be constructed prior to the construction of intervening walls.

420.3.11.20 Smoke barriers shall be constructed so as to provide a continuous smoke-tight membrane from exterior wall to exterior wall and from the floor to the underside of the deck above. This includes interstitial space and the area above solid fire-tested membranes. (4156 A5)

420.3.11.21 Where it is not possible to inspect fire/smoke barriers because of the fire-tested membrane, fire-rated access panels shall be installed adjacent to each side of the smoke barriers at intervals not exceeding 30 feet (9.00 m) and in such locations as necessary to view all surfaces of the partition. Fire walls, fire barriers, fire partitions, smoke barriers or any other wall required to have fire rated protected openings shall be effectively and permanently identified with signs or stenciling. Such identification shall be above any decorative ceiling and in concealed spaces. Suggested wording for a fire/smoke partition is as follows: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS." (4156 A5)

420.3.11.22 Where electrical conduits, cable trays, ducts and utility pipes pass through the smoke partition, the utilities shall be located so that access is maintained to adjacent wall surfaces and to all damper access panels. The details shall show the studs and reinforcing half studs so that proper support is provided for the wall surfacing material. There shall be a minimum clearance of 6 inches (152 mm) between all conduits, piping, and duct work at corridor walls to facilitate the inspection of these walls.
420.3.26.2 In new construction, the normal main service equipment shall be separated from the emergency distribution equipment by locating it in a separate room. Transfer switches shall be considered emergency distribution equipment for this purpose.

420.3.27.2 Where additions are constructed to existing buildings, the existing building's lightning protection system, if connected to the new lightning protection system, shall be inspected and brought into compliance with current standards.

GEORGIA

Housekeeping/Laundry/Maintenance

(5) Individual equipment shall be cleaned after each use and disinfected at least once each week. Equipment such as bedpans, urinals and wash basins, if not individual, should be disinfected after each use.

(9) Disposable equipment and supplies shall be used only once and disposed of in an approved manner.

(1) All buildings and equipment shall be maintained in such condition that no hazards to the life and safety of the patients exist.

(1) Equipment and supplies for proper sanitation will be maintained on the premises.

(2) Laundry shall be handled, stored, and processed so that spread of infection will be minimized. A sufficient clean linen supply shall be insured at all times. Soiled linen shall not be permitted to accumulate.

(3) The premises and all areas within the home shall be kept clean and free from debris. Ventilation openings, such as ports for exhaust fans, shall be equipped with covers that close automatically when the fan is not in operation. Doors and other openings shall be equipped and maintained to minimize ingress of flies, insects and rodents.

(4) Sanitary containers, sputum cups, and other satisfactory individual containers must be provided when needed.

(5) Each home shall have an infection control program which provides for policies, procedures and training programs. Great care should be exercised to prevent spread of infection by fomites or by infected person to person.

(24) Separate and adequate clean laundry storage and separate and adequate soiled laundry storage rooms shall be provided appropriate to the frequency of deliveries and linen needs.
(25) Janitor's closets shall be provided on the basis of at least one closet for the dietary area and one for the remainder of the home. This room shall be of sufficient size to include racks for equipment, storage space and a service sink.

**Staff Area**

(9) Employees, staff and visitors shall not use water closets provided for patients. Toilets, including a water closet, lavatory, soap, paper towels and dispensers shall be provided near or adjacent to the following locations:

(a) Nurses' station or medication area;

(b) Kitchen;

(c) Lobby area or waiting room.

**Corridors, Floors, and Signage**

(8) There shall be an electric clock with a bold face that can be read from a distance of twenty feet installed in the lobby of each home.

(3) Handrails shall be provided on all stairways and ramps. Stairways shall be made of or covered with safe nonslip material. Doors opening onto stairways shall not open directly into risers, but shall open onto a landing not less than the width of the door.

(4) Safety barriers at the head of stairways, and handrails in hallways shall be provided. There shall be no low windows, open porches, changes in floor levels or similar hazards.

(6) Floor surfaces shall be smooth and level; scatter rugs and highly polished floors in patient areas are prohibited.

(8) Warning signs shall be posted prohibiting smoking or open flames of any kind in areas where oxygen is in use or stored.

(21) There shall be at least one building exit at ground level and at least one building exit shall be provided with a suitable ramp designed for a stretcher and a wheelchair. There shall be one such exit leading to the outdoor recreation area.

(28) Floor, wall and ceiling finishes shall be smooth, easily cleaned and be wear-resistant appropriate to location. In addition, the floors of the following spaces shall be waterproof: toilets, baths, bedpan rooms, floor of pantries, kitchens, utility rooms, janitors' closets and treatment rooms. Areas subject to wetting shall have nonslip flooring. Carpeting, wall and ceiling finishes shall be approved by the State Fire Marshal.

(29) Stairways, doors and corridors:

(a) Stairways serving patient areas shall not be less than forty-four (44) inches in clean width;

(b) Stairs shall be individually enclosed and be separated from any public hall;
(c) A landing shall be provided at the top and bottom of every stair run. Doors shall swing with exit travel to provide safe exit;

(d) The minimum dimension of landing shall be as wide as the required width of the stairway it serves. A door swinging into a landing, when open, shall not overlap the required width of the landing;

(e) The width of stair to risers shall not be less than ten (10) inches plus a one (1) inch nosing;

(f) Winders and single risers are not acceptable;

(g) Stairs and landings shall have a non slippery finish;

(h) Patients’ room corridor entrances and all required exits shall be not less than forty-four (44) inches in clean width. All other doors through which patients must pass shall be not less than thirty-six (36) inches in clean width except that doors to toilets in patient bedrooms may not be less than thirty-two (32) inches wide. Doors through which patients or equipment do not pass shall be not less than thirty (30) inches wide, except that doors to patient closets may not be less than twenty (20) inches wide;

(i) When a door swings out on any platform, balcony, or porch or terrace, the minimum width of the platform, balcony, porch or terrace shall be thirty (30) inches plus the width of the door, measured at right angles to the wall containing the door. Exit doors, other than for living units shall swing in the direction of exit from the structure;

(j) Corridors in areas used by patients shall not be less than eight (8) feet in clean width. Handrails may project into corridors, but drinking fountains, desk or other projections or obstructions may not reduce the eight (8) foot minimum dimension;

(k) Ramps shall be not less than forty-four (44) inches wide. Where ramps provide a change of corridor level, the minimum width shall be not less than that of the corridor;

(l) The maximum slope of ramps shall be not greater than ten (10) percent. Changes in direction, if any, shall be on level landings with a minimum width the same as the ramp width;

(m) Ramps shall have a nonslip finish. Ramps serving as a required means of egress shall be enclosed or protected as indicated for required stairways;

(n) Handrails shall be provided on each side of all patient corridors and on each side of stairways and ramps.

Lighting, Noise, Temperature (HVAC), and Odors

(30) Light and Ventilation:

(a) The total glass area in patient bedrooms shall be not less than one-eighth of the floor area of the room. The ventilating area shall be not less than four (4) percent of the floor area;

(b) Openings providing required natural light, which open on a covered porch whose depth exceeds four (4) feet, shall be increased in area ten (10) percent per foot of depth over four (4) feet;
(c) The heads of windows (sash opening) shall not be more than one foot below the finished ceiling unless they are at least six (6) feet eight (8) inches above the finished floor. The lower level of the window glass shall be not more than forty-eight (48) inches above the floor level;

(d) Ceiling lights shall be not less than eight (8) feet except that seven (7) feet six (6) inches may be used in corridors, halls, toilet rooms and bathrooms;

(e) The lower edge of patient bedroom windows shall in every instance be above grade.

(a) All bathrooms and toilet rooms shall be provided with mechanical ventilation capable of producing a minimum of ten (10) air changes per hour. Utility rooms, community rooms and corridors shall be provided with not less than four (4) changes per hour with at least two (2) of the air changes being outside air. Ducts ventilating bathrooms or toilet rooms shall not be interconnected with other duct systems but shall be discharged to the outside. Patient rooms shall be provided with at least two (2) air changes per hour of outside air. Corridors and exit halls shall not be used as a plenum for supply or return air to heating or air-conditioning system;

(b) Kitchens, laundries, non-refrigerated garbage storage rooms, and rooms used to store combustible materials, shall be provided with an independent system of mechanical ventilation discharging above the roof and remote from any window. A minimum of ten (10) air changes per hour shall be provided. Exhaust hoods shall be installed over cooking ranges;

(c) All buildings shall be provided with a heating system designed to maintain a temperature of 75 degrees Fahrenheit in all habitable rooms and corridors when the outside temperature is at design level. The heating system should provide warm floors;

(d) All steam-operated equipment such as sterilizers, laundry and kitchen units, shall be provided with steam at temperatures and pressures as recommended by the equipment manufacturers;

(e) The quality and quantity of the water supply and the method of sewage disposal shall have the approval of the Department;

(f) The method employed to heat water shall provide an adequate supply of hot water at necessary temperatures for all purposes, in a safe manner;

(g) Temperature controls shall be provided so that hot water for personal uses shall not exceed 110 degrees Fahrenheit;

(h) Hot water temperatures for other uses shall be as required by the equipment served;

(i) The quantity of hot water for kitchens and laundries shall be adequate to serve the equipment installed;

(j) Wrist control handles shall be provided for sinks or lavatories in floor pantries, medicine preparation rooms, clean utility rooms, soiled utility rooms, treatment or examination rooms, rehabilitation or physical therapy rooms and at handwashing fixtures in the kitchen area;

(k) Gooseneck spouts shall be provided for sinks or lavatories in treatment or examination rooms, physical therapy or rehabilitation rooms and at handwashing fixtures in the kitchen area;
(l) Vacuum breakers shall be provided for any plumbing fixture having a hose or hoses attached or to any plumbing fixture having trim to which a hose may be attached, including shampoo sinks, service sinks, combination hot and cold water outlets at can wash areas. Hose bibs shall be provided for clean-up purposes in the dishwash area of kitchens;

(m) Aerators shall not be included as part of trim for plumbing fixtures;

(n) With relationship to adjacent areas, a positive air pressure shall be provided for clean utility rooms, floor pantries and medicine preparation rooms;

(o) With relationship to adjacent areas, a negative air pressure shall be provided for soiled utility rooms, physical therapy or rehabilitation rooms, janitor’s closets, soiled laundry rooms and bathrooms or toilets. Air from these rooms shall not be recirculated; air shall be exhausted;

(p) Floor grilles shall not be used for supply or return air openings in heating, air-conditioning or ventilating systems;

(q) Ventilation openings, such as ports for exhaust fans, etc., shall be equipped with covers that close automatically when the fan is not in operation;

(r) Intake air ducts shall be designed and maintained so as to prevent the entrance of dust and insects;

(s) Hot air ducts from the heating system shall not emit temperatures in excess of 150 degrees Fahrenheit.

(32) Electrical:

(a) All areas shall be adequately lighted as required for duties performed in each space. Bedrooms and combination living-bedrooms shall have a night light, a light for general illumination and a reading light at the head of each bed. The outlets for general illumination and night lights shall be switched at the door. The reading light shall be controlled at the bedside. Each stairway, hall, corridor or general passage shall have five (5) foot candles of illumination, doubled at building and stair entrance, or change of floor level, or at ramps;

(b) Receptacles appropriate for the designed space use shall be located where plug-in service is required. There shall be not less than one duplex receptacle at the head or near the head of each bed. All other spaces shall have general and special purpose outlets suited to the need of the space; including an outlet in the lobby for an electric clock and receptacles for cleaning and maintenance equipment spaced not more than fifty (50) feet apart in corridors;

(c) Emergency lighting supplied by an emergency generator or a battery with automatic switch, shall be provided for exits, stairs and corridor

(d) Each toilet room and bathroom and each bed location shall be furnished with an electrical or mechanical nurses’ call audible or visible at the nurses’ station. A duplex unit may be used for two beds.

(33) Elevators and Dumbwaiters:
(a) Where patients' rooms are located on more than one floor at least one elevator shall be provided. Other elevators shall be provided, depending upon the needs and size of the home;

(b) At least one elevator in multistory buildings shall be arranged of sufficient size to admit a stretcher and an attendant;

(c) Elevator doors shall be automatic slide type with safety interlock. Elevators shall be equipped with hand rails and automatic self-leveling control which will automatically bring car platforms level with the landing;

(d) Dumbwaiter cabs shall be not less than twenty-four (24) by thirty-six (36) inches of steel with one shelf.

**Amenities**

(19) A room with sufficient space for patients’ active exercise regimens including such equipment as a full-length mirror, parallel bars, a wall-mounted wheel, and an exercise table shall be provided. The room shall also contain a lavatory with gooseneck spout and wrist controls. Soap, paper towels and towel dispenser shall also be provided.

(20) There shall be a lobby and/or waiting room in each home. The size of this area shall be determined in relation to the size of the home and the program of service.

(22) A public telephone shall be located near the lobby. At least one telephone shall be arranged to be convenient for a wheelchair user.

**Outdoor Area**

(2) Adequate parking shall be available nearby. Parking areas and service entrances shall be so designated that fire fighting equipment will have unobstructed access to all parts of the building.

(27) Maintenance area or areas commensurate with the needs of the home, including storage space for building and grounds maintenance equipment, tools, supplies and materials and shop space for mechanical, painting and carpentry work shall be provided.

**New Construction: Facility-Wide**

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**Housekeeping/Laundry/Maintenance**

(10) Provision shall be made for terminal sterilization of permanent personal care equipment unless disposables are used.

(k) Storage space.
(1) Locked space shall be provided for janitor’s supplies and equipment.
(2) Space, conveniently located, for other equipment shall be provided.

Corridors, Floors, and Signage

(a) The facility shall be fully accessible to and functional for physically handicapped patients, personnel and the public.
(5) Wall or door mirrors shall be provided and placed at convenient heights for patients’ use.
(b) Accessibility to living and service areas.
(1) There shall be adequate space to allow free movement of occupants using wheelchairs, walkers, canes, and crutches to bed, bathroom, closet, and common hallway areas.

(f) Floors and walls.
(1) Floor coverings shall be of slip-resistant material which does not retain odors and is flush at doorways.
(2) Walls, floors, and ceilings of rooms used by patients shall be made of materials which shall permit washing, cleaning, and painting.

(h) Where appropriate, screening of doors and windows shall be provided, using screening having sixteen meshes per inch.

(i) Doors.
(1) Sliding doors or folding doors shall not be used as exit doors, and if used in other areas, shall be of light material and easy to handle.
(2) Double acting doors shall be provided with vision panels of sufficient height to permit use by walkers as well as wheelchair riders.

(j) Corridors.
(1) The minimum clear width of a corridor shall be forty-four inches except that corridors serving one or more non-ambulatory or semi-ambulatory patients shall be not less than eight feet in width.
(2) Stationary handrails shall be installed along both sides of corridors.
(b) Smoking rules shall be adopted. "No Smoking" signs shall be posted where flammable liquids, combustible gases, or oxygen are used or stored. Smoking by patients shall be permitted only under supervision, and ash trays shall be provided.
(e) Evacuation plans shall be posted in prominent locations on each floor.

Lighting, Noise, Temperature (HVAC), and Odors

(2) Temperature and humidity shall be maintained within a normal comfort range.
(4) Illumination shall be provided for the comfort and safety of patients and personnel.

(7) An adequate supply of hot and cold potable running water must be provided at all times. Temperatures of hot water at plumbing fixtures used by patients shall be automatically regulated and shall not exceed 110°F.

(l) The water supply shall be in accordance with chapter 340E, HRS.

(m) Chapter 11-39, Administrative Rules, relating to air conditioning and ventilating, shall be followed.

Amenities

Outdoor Area

New Construction: Facility-Wide

_IDAHO_

Housekeeping/Laundry/Maintenance

10. Storage, Heating Appliances, Hazardous Substances. (7-1-93)

a. Attics and crawl spaces shall not be used for storage of any materials. (1-1-88)

b. Rooms housing heating appliances shall not be used for storage of combustible materials. (1-1-88)

c. All fuel-fired heating devices shall have an easily accessible, plainly marked, functional remote fuel shut-off valve. (1-1-88)

d. All ranges shall be provided with hoods, mechanical ventilation and removable filters. (1-1-88)

03. Garbage and Refuse. The premises and all buildings used as facilities shall be kept free from accumulation of weeds, trash and rubbish. Material not directly related to the maintenance and operation of the facility shall not be stored on the premises. (1-1-88)

a. All containers used for storage of garbage and refuse shall be constructed of durable, nonabsorbent material and shall not leak or absorb liquids. Containers shall be provided with tight-fitting lids unless stored in vermin-proof rooms or enclosures, or in a waste refrigerator. (1-1-88)

b. Garbage containers stored outside the facility shall be stored on a concrete slab or on a rack which is at least twelve (12) inches above the ground. Dumpsters are acceptable. (1-1-88)
c. Garbage containers shall be maintained in a sanitary manner. Sufficient containers shall be afforded to hold all garbage and refuse which accumulates between periods of removal from the premises. Storage areas shall be clean and sanitary. (1-1-88)

04. Insect and Rodent Control. A pest control program shall be in effect at all times. This program shall effectively prevent insects, rodents and other pests from entrance to, or infestation of, the facility. (1-1-88)

a. The premises shall also be included in the pest control program to prevent feeding, reproduction, or harborage of pests. (1-1-88)

b. Chemicals (pesticides) used in the control program shall be selected, used, and stored in the following manner: (1-1-88)

i. The chemical shall be selected on the basis of the pest involved and used only in the manner described by the manufacturer, who shall be registered with the Idaho Department of Agriculture. (1-1-88)

ii. All toxic chemicals shall be properly labeled and stored under lock and key. (1-1-88)

iii. No toxic chemicals shall be stored in patient/resident areas, with drugs, or in any area where food is stored, prepared, or served. (1-1-88)

iv. The storage and use of pesticides shall be in accordance with local, state or federal directives. (1-1-88)

05. Incineration or Disposal of Infectious or Potentially Hazardous Material. Adequate incineration facilities shall be provided to dispose of contaminated dressings and other potentially hazardous materials. Incinerators shall be properly maintained and shall comply with all applicable codes and ordinances. (1-1-88)

a. Where sanitary landfills are available and where such operations are in compliance with the Department rules and have been authorized and approved by that agency or its authorized representatives, such contaminated material may be disposed of with garbage provided that such material is properly packaged. (1-1-88)

b. Radioactive pharmaceutical wastes shall be disposed of in accordance with regulations governing radioactive materials. (1-1-88)

06. Linen-Laundry Facilities. (7-1-93)

a. The facility shall have available at all times a quantity of linen essential to the proper care and comfort of patients/residents. Linens shall be handled, processed and stored in a manner that prevents contamination and the transmission of infections. (1-1-88)

i. Adequate facilities and procedures shall be provided for the proper and sanitary washing of linen and other washable goods laundered in the facility.

ii. The laundry shall be situated in an area separate and apart from any facility or room where food is stored, prepared, or served. (1-1-88)
iii. The laundry shall be well lighted and ventilated, adequate in size for the needs of the facility, maintained in a sanitary manner, and kept in good repair. (1-1-88)

iv. If other laundry facilities are utilized, they must meet the requirements set forth in these rules. (1-1-88)

b. Handling of Soiled Linen. (7-1-93)

i. Soiled linen shall not be transported through patient/resident rooms, kitchens, food preparation or storage areas. Soiled linen shall not be sorted, processed, or stored in these areas. (1-1-88)

ii. All soiled linen shall be collected and transported to the laundry in covered, washable containers in a sanitary manner. (1-1-88)

iii. Soiled linen shall be handled and stored in such a manner as to prevent contamination of clean linen. (1-1-88)

iv. Facilities used to collect, transport, and store soiled linen shall be stored in separate, ventilated areas and shall not be permitted to accumulate in the facility. Soiled linen and clothing shall be collected separately in suitable bags or containers. (1-1-88)

c. Handling of Clean Linen. (7-1-93)

i. Clean linen to be stored, dried, ironed, or sorted shall be handled in a sanitary manner. Clean linen and clothing shall be stored in a clean, dry, dust-free area easily accessible to the residential living area. (1-1-88)

ii. Clean linen shall be transported, stored, and distributed in a sanitary manner. (1-1-88)

iii. Closets conveniently located shall be provided on each floor or wing for the storage of clean linen and shall not be used for any other purpose. (1-1-88)

d. Personal Laundry. Patients'/residents' and employees' laundry shall be collected, transported, sorted, washed, and dried in a sanitary manner and shall not be washed with bed linens. Patients'/residents' clothing shall be labeled to ensure proper return to the owner. (1-1-88)

07. Housekeeping Services and Equipment. Sufficient housekeeping and maintenance personnel and equipment shall be provided to maintain the interior and exterior of the facility in a safe, clean, orderly and attractive manner. (1-1-88)

Floors, walls, ceilings, and other interior surfaces, equipment and furnishing shall be kept clean, and shall be cleaned in a sanitary manner. (1-1-88)

b. Procedures for cleaning of surfaces and equipment shall be written, explained, and posted for all housekeeping personnel. (1-1-88)

i. Mopping, vacuuming, and dusting shall be done in a manner which is most likely to prevent the transmission of infection. (1-1-88)

ii. After discharge of a patient/resident, the room shall be thoroughly cleaned, including the bed, bedding, and furnishings. (1-1-88)
iii. Deodorizers shall not be used to cover odors caused by poor housekeeping or unsanitary conditions. (1-1-88)

detrimental to the health, safety or welfare of the patients/residents. (1-1-88)

v. All housekeeping equipment shall be in good repair and maintained in a clean and sanitary manner. (1-1-88)

08. General Care and Cleaning of Equipment. Bedpans, urinals, and commodes shall be emptied promptly and thoroughly cleaned after each use and shall be kept covered at all times when not in use. (1-1-88)

a. Following the discharge of any patient/resident, all equipment shall be thoroughly cleansed and disinfected. (1-1-88)

b. Utensils such as bedpans, urinals, washbasins, emesis basins, soap basins, etc., shall be sterilized or disinfected by one (1) of the following methods: (1-1-88)

i. Submersion of utensil in boiling water and boiling for twenty (20) minutes after it has been thoroughly cleansed; (1-1-88)

ii. Autoclaving at fifteen (15) pounds at two hundred fifty degrees Fahrenheit (250°F) for fifteen (15) to twenty (20) minutes in an approved autoclave; or (1-1-88)

iii. After thorough cleaning, the item of equipment shall be submerged in a solution containing an approved germicide, in such strength and for such time as recommended by the manufacturer. Quarternary ammonium compounds are not approved as germicides for this purpose. (1-1-88)

c. Thermometers shall be thoroughly cleansed with liquid soap or detergent and water. This procedure shall be repeated with clean washing solution. After thorough rinsing, the thermometer shall be placed in a solution of seventy percent (70%) alcohol for at least ten (10) minutes unless a barrier sheath was covering the thermometer during use. (1-1-88)

08. Utility Areas. A utility room with a separate entrance and physically partitioned from any toilet and/or bathing facility shall be provided for the preparation, cleansing, sterilization and storing of nursing supplies and equipment. A utility room shall be provided on each floor in each nursing or staff unit of the facility. Provisions shall be made for the separation of clean and soiled activities. Food and/or ice shall not be stored or handled in a utility room. Soiled utility rooms shall be provided with forced mechanical ventilation to the outside. (1-1-88)

New Construction: Housekeeping

11. Linen Services. The following shall apply: (1-1-88)

a. If linen is to be processed on site, the following shall be provided: (1-1-88)

i. Laundry processing room with commercial type equipment with which a seven (7) days’ need can be processed within a regularly scheduled work week. Handwashing facilities shall be provided; (1-1-88)

ii. Soiled linen receiving, holding, and sorting room with handwashing facilities. (1-1-88)
iii. Storage for laundry supplies. (1-1-88)
iv. Clean linen inspection and mending room or area. (1-1-88) v. Clean linen storage, issuing, and holding room or area. (1-1-88)
vi. Janitor’s closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies. (1-1-88)
b. If linen is processed off the site, the following shall be provided: (1-1-88)
i. Soiled linen holding room. (1-1-88)
ii. Clean linen receiving, holding, inspection and storage room(s). (1-1-88)
iii. Storage area for carts. (1-1-88)

13. Janitors’ Closets. In addition to the janitors’ closets called for in certain departments, sufficient janitor’s closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies. (1-1-88)

The facility shall be structurally sound, maintained and equipped to assure the safety of patients/residents, employees and the public.

No facility shall be maintained in an apartment house or other multiple dwelling. (1-1-88)
f. Roomers and/or boarders shall not be accepted for lodging in any facility.

Corridors, Floors, and Signage

That smoking is prohibited in any area where flammable liquids, gases or oxygen are in use or stored. These areas shall be posted with “No Smoking” signs.

The building and all equipment shall be in good repair. (1-1-88)
b. All stairways shall be provided with sturdy handrails on both sides of the stairs. All stairways shall be provided with nonskid tread coverings. (1-1-88)
c. All open porches and verandas shall be protected by sturdy guardrails of a height specified in the Life Safety Code. (1-1-88)
d. Handrails of sturdy construction shall be provided on both sides of all corridors used by patients/residents. (1-1-88)

Lighting, Noise, Temperature (HVAC), and Odors

01. Water Supply. An approved public or municipal water supply shall be used wherever available. (1-1-88)
a. In areas where an approved public or municipal water supply is not available, a private water supply shall be provided, and it shall meet the standards approved by the Department. (1-1-88)

b. If water is from a private supply, water samples shall be submitted to the Department through the district public health laboratory for bacteriological examination at least once every three (3) months. Monthly bacteriological examinations are recommended. Copies of the laboratory reports shall be kept on file in the facility by the administrator. (1-1-88)

c. There shall be a sufficient amount of water under adequate pressure to meet the sanitary requirements of the facility at all times. (1-1-88)

02. Sewage Disposal. All sewage and liquid wastes shall be discharged into a municipal sewerage system where such a system is available. Where a municipal sewerage system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in a manner approved by the Department. (1-1-88)

10. Electrical and Lighting. All electrical and lighting installation shall be in accordance with the National Electrical Code (1984 ed.) and as follows: (1-1-88)

a. All electrical equipment intended to be grounded shall be grounded. (1-1-88)

b. Frayed cords, broken plugs, and the like shall be repaired or replaced. (1-1-88)

c. Plug adaptors and multiple outlets are prohibited. (1-1-88)

d. Extension cords shall be U.L. approved, adequate in size (wire gauge), and limited to temporary usage. Also, only one (1) line-operated electrical appliance can be connected to an extension cord. administrator. (1-1-88)

f. All patient/resident rooms shall have a minimum of thirty (30) foot candles of light delivered to reading surfaces and ten (10) foot candles of light in the rest of the room. (1-1-88)

g. All hallways, storerooms, stairways, inclines, ramps, exits and entrances shall have a minimum of five (5) foot candles of light measured in the darkest corner. (1-1-88)

11. Ventilation. The facility shall be ventilated and precautions shall be taken to eliminate offensive odors in the facility. (1-1-88)

12. Heating. A heating system shall be provided for the facility that is capable of maintaining a temperature of seventy-five degrees (75F) to eighty degrees (80F) Fahrenheit in all weather conditions. (1-1-88)

a. Oil space heaters, recessed gas wall heaters and floor furnaces cannot be used as heating systems for health care facilities. (1-1-88)

b. Portable comfort heating devices shall not be used. (1-1-88)

13. Plumbing. Plumbing at the facility shall be as follows: (1-1-88)

a. All plumbing shall comply with applicable local and state codes. (1-1-88)
b. Vacuum breakers shall be installed where necessary to prevent backsiphonage. (1-1-88)

c. The temperature of hot water at plumbing fixtures used by patients/residents shall be between one hundred five degrees (105°F) and one hundred twenty degrees (120°F) Fahrenheit. (1-1-88)

07. Maintenance of Equipment. The facility shall establish routine test, check and maintenance procedures for all equipment. (1-1-88)

a. The use of any defective equipment on the premises of any facility is prohibited. (1-1-88)

b. The administrator shall have all equipment inspected for safe condition and function prior to use by any patient/resident, employee or visitor. (1-1-88)

c. The administrator shall show written evidence of a preventive maintenance program for all equipment directly related to the health and safety of the patient/resident. (1-1-88)

d. The fire alarm system and any smoke detection system shall be test/checked at least monthly by an individual knowledgeable in the system's function and operation. (1-1-88)

e. Automatic fire extinguishing system, where provided, shall be inspected/tested quarterly in accordance with N.F.P.A. Std. 13 (1983 ed.). The inspections shall be conducted by a person knowledgeable in the care and maintenance of sprinkler systems. The applicable inspection report shall be completed and maintained on file. (1-1-88)

f. Portable fire extinguishers shall be maintained/serviced in accordance with the applicable provisions of N.F.P.A. Std. 10 (1981 ed.). All extinguishers shall be checked monthly by a facility employee who will date and initial each tag at the time of each check. (1-1-88)

g. Each pressure vessel shall have a certificate of annual inspection which shall be posted adjacent to the vessel. (1-1-88)

h. All range hoods and filters shall be cleaned at least weekly. (1-1-88)

i. Duct work for ventilation hoods shall be cleaned at least annually. (1-1-88)

08. Medical Gas Storage, Handling, Usage. The handling, storage and usage of all medical gases shall be in accordance with N.F.P.A. Std. 99 (1984 ed.). (1-1-88)

09. Emergency Utility Controls. Responsible employees on each shift shall be instructed in the location and operation of switches, valves and controls in the facility. (1-1-88)

Amenities

a. Each building shall have a telephone for resident use so located as to provide wheelchair access for personal, private telephone communications. A telephone with amplifying equipment shall be available for the hearing impaired.

n. Drinking fountains, telephone booths, vending machines and similar accessory equipment shall not be located so that they project into corridors and constitute a hazard or impede easy passage.

Outdoor Area
Gardens, yards or portions of yards shall be secure for outdoor use by all patients/residents and shall be bounded by a substantial enclosure if intended for unsupervised use by patients/residents who may wander away from the facility.

New Construction: Facility-Wide

07. Rehabilitation Therapy Facilities. Each facility shall include provisions for physical and occupational therapy for rehabilitation of long term care patients/residents. Areas and equipment shall be as necessary to meet the intent of the program. As a minimum, the following shall be located on-site, convenient for use to the nursing unit: (1-1-88)

a. Space for files, records and administrative activities. (1-1-88)

b. Storage for supplies and equipment. (1-1-88)

c. Storage for clean and soiled linen. (1-1-88)

d. Handwashing facilities within the therapy unit. (1-1-88)

e. Space and equipment for carrying out each of the types of therapy that may be prescribed. (1-1-88)

f. Provisions for patient privacy. (1-1-88)

g. Janitor closets, in or near unit. (1-1-88)

h. If the program includes outpatient treatment, additional provisions include: (1-1-88) i. Convenient access from exterior for use by the handicapped. (1-1-88) ii. Lockers for secure storage of patients’/residents’ clothing and personal effects. (1-1-88) iii. Outpatient facilities for dressing and changing. (1-1-88) iv. Showers for patient/resident use. (1-1-88)

i. Waiting area with provision for wheelchair outpatients. (1-1-88)

08. Personal Care Unit. A separate room shall be provided with equipment for hair care and grooming needs of the patients/residents.

10. Administration and Public Areas. The following shall be provided: (1-1-88)

a. Entrance at grade level, sheltered from the weather and able to accommodate wheelchairs. (1-1-88)

b. Lobby space, including: (1-1-88)

i. Storage space for wheelchairs. (1-1-88)

ii. Reception and information counter or desk. (1-1-88)

iii. Waiting space(s). (1-1-88)

iv. Public toilet facilities. (1-1-88)

v. Public telephone(s). (1-1-88)
vi. Drinking fountain(s). (1-1-88)

c. General or individual office(s) assuring privacy for interviews, business transactions, medical and financial records, and administrative and professional staff. (1-1-88)

d. Multipurpose room for conferences, meetings, and health education purposes. (1-1-88)

e. Storage for office equipment and supplies. (1-1-88)

14. Engineering Services and Equipment Areas. The following shall be provided: (1-1-88)

a. Equipment room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment. (1-1-88)

b. Office or suitable desk space for the engineer. (1-1-88)

c. Maintenance shop(s). (1-1-88)

d. Storage room(s) for building maintenance supplies. (1-1-88)

e. Yard equipment storage consisting of a separate room or building for yard maintenance equipment and supplies if ground maintenance is provided by the facility. (1-1-88)

15. Details and Finishes. A high degree of safety for the patients/residents shall be provided to minimize the incidence of accidents with special consideration for patients/residents who will be ambulatory to assist them in self-care. Hazards such as sharp corners shall be avoided. All details and finishes for modernization projects as well as for new construction shall comply with the following requirements: (1-1-88)

a. Details: (1-1-88)

i. 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. (1-1-88)

ii. All rooms containing bathtubs, sitz baths, showers and water closets subject to occupancy by patients/residents shall be equipped with doors and hardware which will permit access from the outside of the rooms in an emergency. When such rooms have only one (1) opening or are small, the doors must open outwards or be designed to be opened without the need to push against a patient/resident who may have collapsed within the room. (1-1-88)

iii. The minimum width of all doors to rooms needing access for beds or stretchers shall be three (3) feet, eight (8) inches. Doors to patient/resident toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two (2) feet, ten (10) inches. (1-1-88)

iv. Windows and outer doors which may be frequently left in an open position shall be provided with insect screens. (1-1-88)

v. Doors, except doors to spaces such as small closets 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. Large walk-in type closets are considered as occupiable space. (1-1-88)
vi. Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within eighteen (18) inches of the floor (thereby creating a possibility for 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 when broken. Similar materials shall be used in wall openings of recreation rooms and exercise rooms unless required otherwise for safety. Safety glass or plastic glazing materials as noted above shall be used for shower doors and bath enclosures. (1-1-88)

vii. Dumbwaiters, conveyors and material handling systems shall not open directly into a corridor or exitway. (1-1-88)

viii. Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchair and carts. (1-1-88)

ix. Grab bars shall be provided at all patient/resident toilets, showers, tubs and sitz baths. The bars shall have one and one-half (1-1/2) inches clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of two hundred fifty (250) pounds. (1-1-88)

x. Recessed soap dishes shall be provided in showers and bathrooms. (1-1-88)

xi. Handrails shall be provided on both sides of corridors used by patients/residents. A clear distance of one and one-half (1-1/2) inches shall be provided between the handrail and the wall. Ends shall be returned to the wall. (1-1-88)

xii. The arrangement of handwashing facilities shall provide sufficient clearance for blade-type operating handles and shall be installed to permit use by wheelchair patients/residents. (1-1-88)

xiii. Lavatories and handwashing facilities shall be securely anchored to withstand an applied vertical load of not less than two hundred fifty (250) pounds on the front of the fixture. (1-1-88)

xiv. Mirrors shall be arranged for convenient use by patients/residents in wheelchairs as well as by patients/residents in a standing position. (1-1-88)

xv. Paper towel dispensers and waste receptacles shall be provided at all handwashing fixtures. (1-1-88)

xvi. Ceiling heights shall be as follows: (1-1-88)

(1) Boiler rooms shall have ceiling clearances not less than two (2) feet, six (6) inches above the main boiler header and connecting piping. (1-1-88)

(2) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment. (1-1-88)

(3) All other rooms shall have not less than eight (8) foot ceilings except that corridors, storage rooms, toilet rooms, and other minor rooms may not have less than seven (7) feet, eight (8) inches. Suspended tracks, rails and pipes located in the path of normal traffic shall not be less than six (6) feet, eight (8) inches above the floor. (1-1-88)
xvii. Recreation rooms, exercise rooms and similar spaces where impact noises may be generated shall not be located directly over patient/resident bed areas unless special provisions are made to minimize the noise. (1-1-88)

xviii. Rooms containing heat producing equipment, such as boiler or heating rooms and laundries, shall be insulated and ventilated to prevent any floor surface located above such rooms from exceeding a temperature of ten degrees (10) Fahrenheit above the ambient room temperature. (1-1-88)

b. Finishes: (1-1-88)

i. Floor materials shall be easily cleaned and have wear resistance appropriate for the location involved. Floors in areas used for food preparation or food assembly shall be water resistant and grease proof. Joints in tile and similar materials in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods or spillage, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet (such as shower and bath areas, kitchens, and similar work areas) shall have an impervious nonslip surface. Vinyl asbestos tile is not acceptable for such areas. (1-1-88)

ii. Wall bases in kitchens, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects. (1-1-88)

iii. Wall finishes 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. (1-1-88)

iv. Floor and wall 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. (1-1-88)

v. Ceilings throughout the facility shall be easily cleanable. Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas and similar spaces, unless required for fire resistance purposes. (1-1-88)

16. Construction Features. The facility shall be designed and constructed to sustain dead and live loads in accordance with local building codes. All construction shall comply with applicable provisions of the codes and standards as listed in Subsection 121.03 and as follows: (12-31-91)

a. Elevators. All buildings having patient/resident use areas on more than one (1) floor shall have at least one (1) electrical or electrohydraulic elevator. (1-1-88) b. Mechanical standards. All mechanical installations shall comply with applicable codes and the following: (1-1-88)

i. General. Prior to completion, all mechanical systems shall be tested, balanced, and operated to demonstrate to the owner or representative that the installation and operation conform to the plans and specifications. (1-

ii. Heating and cooling ventilating systems. (1-1-88)
(1) For normal comfort the design temperature for all occupied areas shall provide a minimum of sixty-eight degrees (68) and a maximum of eighty degrees (80) Fahrenheit. (1-1-88)

(2) 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. (1-1-88)

c. Outdoor air intakes shall be located as far as practical but not less than twenty-five (25) feet from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six (6) feet above ground level or, if installed above the roof, three (3) feet above roof level. (1-1-88)

d. The bottom of ventilation opening shall not be less than three (3) inches above the floor of any room. (1-1-88)

e. All central ventilation or air-conditioning systems shall be equipped with filters having efficiencies no less than: (1-1-88)

i. Eighty percent (80%) for patient/resident care, treatment, diagnostic, and related areas which may be reduced to thirty-five (35%) for all outdoor air systems. (1-1-88)

ii. Eighty percent (80%) for food preparation areas and laundries. (1-1-88)

iii. Twenty-five percent (25%) for all administrative, bulk storage, and sorted holding areas. (1-1-88)

f. Plumbing standards. All plumbing systems shall be designed to meet the following: (1-1-88)

i. Shower bases and tubs shall be provided with nonslip surfaces. (1-1-88)

ii. The water supply system shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods. (1-1-88)

iii. Vacuum breakers shall be installed on hose bibs, janitors' sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached. (1-1-88)

iv. Water distribution systems shall be arranged to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred twenty degrees (120) Fahrenheit. (1-1-88)

v. Hot water heating equipment shall have sufficient capacity to supply water at the temperature and amounts as follows: (1-1-88)

(1) Clinical. Six and one-half (6 1/2) gallons per hour per bed at one hundred twenty degrees (120) Fahrenheit. (1-1-88)

(2) Dietary. Four (4) gallons per hour per bed at one hundred eighty degrees (180) Fahrenheit. (1-1-88)
(3) Laundry. Four and one-half (4 1/2) gallons per hour per bed at one hundred sixty-five degrees (165) Fahrenheit. (1-1-88)

vi. If installed, nonflammable medical gas systems shall comply with the applicable requirements of NFPA Standard 99 and fifty-six degrees Fahrenheit (56 F). (1-1-88)

g. Electrical standards. All electrical installations shall comply with applicable codes and the following: (1-1-88)

i. General. Prior to completion, all electrical installations and systems shall be tested to show that the equipment is installed and operating as planned or specified. (1-1-88)

ii. Switchboards and power panels shall be located in a separate enclosure accessible only to authorized personnel. (1-1-88)

iii. Panel boards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. (1-1-88)

iv. Lighting: (1-1-88)

(1) All spaces occupied by people, machinery and equipment within buildings, approaches to buildings and parking lots shall have lighting. (1-1-88)

(2) Patients/residents shall have general lighting and night lighting. A reading light shall be provided for each patient/resident. At least one (1) light fixture for night lighting shall be switched at the entrance to each patient/resident room. All switches for control of lighting in patient/resident areas shall be of the quiet operating type. (1-1-88)

v. Receptacles (convenience outlets): (1-1-88)

(1) Patient/resident rooms. Each patient/resident room shall have duplex ground type receptacles as follows: One (1) on each side of the head of each bed; one (1) for television if used; and one (1) on another wall. (1-1-88)

(2) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends in corridors. (1-1-88)

vi. Equipment installation in special areas. The electrical circuit(s) to fixed or portable equipment in hydrotherapy units shall be provided with five (5) milliampere ground fault interrupters. (1-1-88)

vii. Nurse/staff calling system. A nurse/staff calling system shall be provided as specified in Subsection 121.05.d.xii. (12-31-91)

viii. Emergency electrical services. An emergency electrical system shall be provided and installed in accordance with the applicable requirements as specified in the National Electrical Code, 1984 Edition, and NFPA 99, 1984 Edition. The source of supply shall be an on-site fuel-fired generating set. (1-1-88)
Housekeeping/Laundry/Maintenance

Section 300.2210 Maintenance

a) Every facility shall have an effective written plan for maintenance, including sufficient staff, appropriate equipment, and adequate supplies.

8) The building and grounds shall be kept free of any possible infestations of insects and rodents by eliminating sites of breeding and harborage inside and outside the building; eliminating sites of entry into the building with screens of not less than 16 mesh screen to the inch and repair of any breaks in construction. (B)

Section 300.2220 Housekeeping

a) Every facility shall have an effective plan for housekeeping including sufficient staff, appropriate equipment, and adequate supplies. Each facility shall: (B)

1) Keep the building in a clean, safe, and orderly condition. This includes all rooms, corridors, attics, basements, and storage areas. (B)

2) Keep floors clean, as nonslip as possible, and free from tripping hazards including throw or scatter rugs.

3) Control odors within the housekeeping staff’s areas of responsibility by effective cleaning procedures and by the proper use of ventilation systems. Deodorants shall not be used to cover up persistent odors caused by unsanitary conditions or poor housekeeping practices.

b) Attics, basements, stairways, and similar areas shall be kept free of accumulations of refuse, discarded furniture, old newspapers, boxes, discarded equipment, and other items. (B)

c) Bathtubs, shower stalls, and lavatories shall not be used for laundering, janitorial, or storage purposes.

d) All cleaning compounds, insecticides, and all other potentially hazardous compounds or agents shall be stored in locked cabinets or rooms. (B)

Section 300.2230 Laundry Services

a) Every facility shall have an effective means of supplying an adequate amount of clean linen for operation, either through an in-house laundry or a contract with an outside service.

1) An adequate supply of clean linen shall be defined as the three sets of sheets, draw sheets, and pillow cases required to provide for the residents’ needs. Additional changes of linen may be required in consideration of the time involved for laundering and transporting soiled linens.

2) If an in-house laundry service is provided then the following conditions shall exist:
A) The laundry area shall be maintained and operated in a clean, safe and sanitary manner. No part of the laundry shall be used as a smoking or dining area.

B) Written operating procedures shall be developed, posted and implemented which provide for the handling, transport and storage of clean and soiled linens.

C) Laundry personnel must be in good health and practice good personal grooming. Employees must thoroughly wash their hands and exposed portions of their arms with soap and warm water before starting work, during work as often as necessary to keep them clean and after smoking, eating, drinking, using the toilet and handling soiled linens.

D) Clean linen shall be protected from contamination during handling, transport and storage.

E) Soiled linen shall be handled, transported and stored in a manner that protects facility residents and personnel.

F) If supplies and equipment not directly connected with the operation of the laundry are stored in the laundry or its accessory storage and handling areas, they shall be protected from contamination by the soiled linens and shall not contribute to contamination of the clean linens.

b) If an outside laundry service is used it shall comply with the requirements of in-house laundries and, in addition, shall provide for protection of clean linens during transport back to the facility.

c) If the facility provides laundry service for residents' personal clothing it must be handled, transported and stored in a manner that will not allow contamination of clean linen or allow contamination by soiled linen. The facility shall assure that the personal clothing of each resident is returned to that individual resident after laundering.

g) Cleaning equipment and supplies shall be provided as set forth in Sections 300.2210 through 300.2220.

Corridors, Floors, and Signage

b) Each facility shall: (B)

1) Maintain the building in good repair, safe and free of the following: cracks in floors, walls, or ceilings; peeling wallpaper or paint; warped or loose boards; warped, broken, loose, or cracked floor covering, such as tile or linoleum; loose handrails or railings; loose or broken window panes; and any other similar hazards. (B)

4) Maintain the interior and exterior finishes of the building as needed to keep it attractive and clean and safe (painting, washing, and other types of maintenance).

5) Maintain all furniture and furnishings in a clean, attractive, and safely repaired condition.

Lighting, Noise, Temperature (HVAC), and Odors

2) Maintain all electrical, signaling, mechanical, water supply, heating, fire protection, and sewage disposal systems in safe, clean and functioning condition. This shall include regular inspections of these systems. (A, B)
3) Maintain all electrical cords and appliances in a safe and functioning condition. (B)

9) Maintain all plumbing fixtures and piping in good repair and properly functioning. (B)

10) Protect the potable water supply from contamination by providing and properly installing adequate, backflow protection devices or providing adequate air gaps on all fixtures that may be subject to backflow or back siphonage. Water supply, sewage disposal and plumbing systems shall comply with all applicable State and local codes and ordinances. (B)

a) Each facility shall be served by water from a municipal public water supply when available. (B)

b) When a municipal public water supply is not available, the water supply shall comply with the Department’s rules entitled "Drinking Water Systems" (77 Ill. Adm. Code 900). (B)

c) If water is supplied by a well that is not part of a municipal system, the well shall be constructed and maintained in accordance with the Department’s rules entitled "Illinois Water Well Construction Code" (77 Ill. Adm. Code 920) and "Water Well Pump Installation Code" (77 Ill. Adm. Code 925).

d) Each facility shall have a written agreement with a water company, dairy, or other water purveyor to provide an emergency supply of potable water for drinking and culinary purposes.

a) All sewage and liquid wastes shall be discharged into a public sewage system when available. (B)

b) When a public sewage system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in a private sewage disposal system. The design, construction, maintenance, and operation of the system shall comply with the Department’s rules entitled "Private Sewage Disposal Code"

Section 300.2640 Plumbing

Each plumbing system shall comply with the Department’s rules entitled "Illinois Plumbing Code" (77 Ill. Adm. Code 890) effective at the time of construction or approved acceptance by the Department.

Amenities

Outdoor Area

6) Maintain the grounds and other buildings on the grounds in a safe, sanitary and presentable condition. (B)

7) Maintain the grounds free from refuse, litter, insect and rodent breeding areas.

New Construction: Facility-Wide
Housekeeping/Laundry/Maintenance

(4) Maintain an effective pest control program so that the facility is free of pests and rodents.

(g) Personnel shall handle, store, process, and transport linen in a manner that prevents the spread of infection as follows:

(1) Soiled linens shall be securely contained at the source where it is generated and handled in a manner that protects workers and precludes contamination of clean linen.

(2) Clean linen from a commercial laundry shall be delivered to a designated clean area in a manner that prevents contamination.

(3) When laundry chutes are used to transport soiled linens, the chutes shall be maintained in a clean and sanitary state.

(4) Linens shall be maintained in good repair.

(5) The supply of clean linens, washcloths, and towels shall be sufficient to meet the needs of each resident. The use of common towels, washcloths, or toilet articles is prohibited.

(5) Provide a home-like environment for residents.

Corridors, Floors, and Signage

(3) Equip corridors with firmly secured handrails.

Lighting, Noise, Temperature (HVAC), and Odors

(d) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits, equipment to maintain the fire detection, alarm, and extinguishing systems, and life support systems in the event the normal electrical supply is interrupted.

(e) When life support systems are used, the facility must provide emergency electrical power with an emergency generator that is located on the premises.

(1) Establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply.

(2) Have adequate outside ventilation by means of windows or mechanical ventilation, or a combination of the two (2).

(h) The facility must provide comfortable and safe temperature levels.

(i) Each facility shall have an adequate heating and air conditioning system.
(j) The heating and air conditioning systems shall be maintained in normal operating condition and utilized as necessary to provide comfortable temperatures in all resident and public areas.

(bb) Maintain all essential mechanical, electrical, and resident care equipment in safe operating condition. Each facility shall establish and maintain a written program for maintenance to ensure the continued upkeep of the facility.

(dd) Each facility shall have natural lighting augmented by artificial illumination, when necessary, to provide light intensity and to avoid glare and reflective surfaces that produce discomfort and as indicated in the following table:

<table>
<thead>
<tr>
<th>Minimum Average Area Foot-Candles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridors and interior ramp 15</td>
</tr>
<tr>
<td>Stairways and landing 20</td>
</tr>
<tr>
<td>Recreation area 40</td>
</tr>
<tr>
<td>Dining area 20</td>
</tr>
<tr>
<td>Resident care room 20</td>
</tr>
<tr>
<td>Nurses’ station 40</td>
</tr>
<tr>
<td>Nurses’ desk for charts and records 60</td>
</tr>
<tr>
<td>Medicine cabinet 75</td>
</tr>
<tr>
<td>Utility room 15</td>
</tr>
<tr>
<td>Janitor’s closet 15</td>
</tr>
<tr>
<td>Reading and bed lamps 20</td>
</tr>
<tr>
<td>Toilet and bathing facilities 20</td>
</tr>
<tr>
<td>Food preparation surfaces and utensil washing facilities 70</td>
</tr>
</tbody>
</table>

(ff) A health facility licensed under IC 16-28 and this rule must do the following:

(1) Have an automatic fire sprinkler system installed throughout the facility before July 1, 2012.

(2) If an automatic fire sprinkler system is not installed throughout the health facility before July 1, 2010, submit before July 1, 2010, a plan to the department for completing the installation of the automatic fire sprinkler system before July 1, 2012.

(3) Have a battery operated or hard-wired smoke detector in each resident’s room before July 1, 2012.

(gg) Any sprinkler system installed after the effective date of this rule must comply with 675 IAC 13-1-8.

Amenities

Outdoor Area

New Construction: Facility-Wide
Housekeeping/Laundry/Maintenance

61.5(10) The soiled work area shall contain a clinical flush-rim service sink, a work counter, waste and soiled linen receptacles and a two-compartment sink. One compartment of the double sink shall be at least 10 inches deep for cleaning and sanitizing equipment such as bedpans, urinals and wash basins. Clinical flush-rim service sinks shall have an integral trap in which the upper portion of the water surface shall provide a visible trap seal. (III) (Exception 3)

61.5(11) Enclosed clean linen storage shall be separate from the clean work area. (III) (Exception 4)

61.7(3) A janitor’s closet shall be provided for storage of housekeeping supplies and equipment. The closet shall contain a floor receptor or service sink. The door to the janitor’s closet shall be equipped with a lock. Locked storage shall be provided for chemicals. (III)

61.7(4) Where linen is processed on site, the following shall be provided:

a. A clean, dry, well-lighted laundry processing room;

b. A soiled linen holding area;

c. A clean linen area;

d. Linen cart storage;

e. Lockable storage for laundry supplies; (Exception 4) and

f. One janitor’s closet or alcove in the immediate vicinity of the laundry. (III) (Exception 2)

61.7(5) In the laundry, a work-flow pattern shall be established in which soiled linen is not transported through the clean area to the soiled area. Two distinct areas physically separated, not necessarily by a wall, are required. (III)

61.7(6) A handwashing lavatory shall be located between the soiled area and the clean area. (III) (Exception 4) In facilities licensed for 15 or fewer beds, a handwashing lavatory located in the laundry area may meet this requirement.

61.7(7) The laundry room in any facility not using off-site processing which serves more than 20 residents shall contain at least 125 square feet of available floor space. (III)

61.7(8) Where linen is processed off the site, a soiled linen holding room and a clean linen receiving and storage area shall be provided. (III)

Staff Area:

481—61.8(135C) Administration and staff area. An administration and staff area shall contain space for the following:
1. Administrator's area;  
2. Business area;  
3. Social service area; (Exception 4)  
4. Storage space for office equipment and supplies; (Exception 3)  
5. Conference or training area; (Exception 3)  
6. Staff lounge;  
7. Staff toilet room with lavatory and water closet;  
8. Activity director's area; (Exception 4)  
9. Director of nurses' area; (Exception 2)  
10. Food service supervisor's area; (Exception 4)  
11. Reception and information counter or desk, which may be combined in the business area; and  
12. An area for the safekeeping of coats and personal effects of staff. (III) The size and location of an administration and staff area shall depend upon the number of licensed beds within the nursing unit. (Exception 6)

Corridors, Floors, and Signage

61.4(1) Details and finishes shall provide a high degree of safety for the occupants by minimizing the opportunity for accidents. Hazards such as sharp corners shall be avoided. (III)

61.4(2) Minimum exit corridor widths shall be 8 feet in new construction and not less than 4 feet for renovated facilities or as approved by the department. Corridors in adjunct areas not intended for the housing of or use by residents may be a minimum of 6 feet in width. (III) Handrails may project into corridors.

61.4(3) Drinking fountains, telephone booths, vending machines or similar items shall not project into the required width of any corridor. (III)

61.4(5) Handrails shall be provided on both sides of corridors and stairways used by residents. There shall be a clear distance of 1½ inches between handrail and wall. (III)

  a. Handrails shall be mounted with the top surfaces 31 to 34 inches above the finished floor. (III) (Exception 2)
  
  b. The end of handrails shall return to the wall. (III) (Exception 2)

61.4(6) Stairs, stair landings, balconies, ramps and aisles located along the edge of open-sided floors and mezzanines shall have guards to prevent falls over the open side. (III)

  a. The heights of guards shall be at least 42 inches. (Exception 4)
  
  b. Open guards shall have intermediate rails or an ornamental pattern so a sphere 6 inches in diameter cannot pass through. (Exception 4)

61.4(7) Landings shall be provided at the top and the bottom of each stair run. There shall be an approved landing which complies with 5-2.2.4.3 of the 1985 Life Safety Code between the top step and the doorway regardless of the direction of the door swing. (III) (Exception 2)
61.4(9) No doors shall swing into the exit corridor except doors to spaces such as small closets which are not subject to entry, resident bedroom doors as indicated in subrule 61.5(7), paragraph “j,” or those required by the state fire marshal. (III)

61.4(10) All doors, except elevator doors, opening from corridors shall be swing-type. (III)

61.4(13) Screens of 16 mesh per square inch shall be provided at all exterior openings and in any exterior door that is normally left open. (III)

61.4(14) Screen doors shall swing outward and be self-closing. At the discretion of the state fire marshal, screens for fire doors may swing in. (III)

61.4(15) Fire escape or porch railings and protected barrier enclosures shall be designed to resist a horizontal thrust of 50 pounds per running foot of railing. (III)

61.4(18) Finishes shall be as follows:

a. Floors shall be easy to clean and shall have wear resistance appropriate to the location involved. Floors in kitchens and related spaces shall be waterproof and nonabsorbent. In all areas where floors are subject to wetting, they shall have a slip-resistant finish. (III)

b. Ceilings shall be washable or easy to clean. (III) This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops or similar spaces.

c. Ceilings in the dietary and food preparation areas shall be cleanable and have a finished covering over all pipe and duct work. (III) (Exception 2)

61.4(20) The following ceiling heights are required:

a. Corridors, storage rooms, residents’ toilet rooms, and other minor rooms—not less than 7 feet 6 inches; (III) (Exception 2)

b. Boiler room—not less than 2 feet 6 inches above the main boiler header and connecting piping with adequate headroom under piping for maintenance and access; (III) (Exception 2)

c. All other rooms—not less than 8 feet; (III) (Exception 2)

d. Ceiling-mounted equipment, luminaries, suspended tracks, or rails and pipes located in the path of normal traffic shall be not less than 6 feet 8 inches above the floor; (III) (Exception 3)

e. Boiler rooms, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding 10°F above the ambient room temperatures. (III)

**Lighting, Noise, Temperature (HVAC), and Odors**
61.3(9) A foundation drainage system shall be installed around any portion of a building containing a basement. (III) (Exception 4)

a. The foundation drainage system shall be installed at a slope so the water will run to a low point and then run into a sump pit in the basement, into a storm sewer system, or out to surface drainage. (III) (Exception 4)

b. The foundation drainage system shall not be connected to the sanitary sewer system. (III) (Exception 4)

c. The high point of the flow line shall be 4 inches below the elevation of the basement floor slab. (III) (Exception 4)

61.4(16) Exposed heating pipes, hot water pipes, or radiators in rooms and areas used by or within reach of residents shall be covered or protected to prevent injury or burns. (II, III)

61.4(17) All fans located within 7 feet of the floor shall be approved by Underwriters' Laboratories Inc. (UL) and shall have a guard with no greater than ½-inch spacing in one direction. (III)

61.7(10) A mechanical room and electrical equipment room which may include a maintenance area in facilities of less than 100 beds shall be provided. (III)

a. This room may be used for storage of noncombustible material. (II, III)

b. Noncombustible material shall not be stored close to or hinder access to any fuel-fired equipment, or electrical panels. (III)

c. These areas shall not be included in calculating the general storage areas required by subrule 61.7(9), paragraph “a.” (III)

(1) There shall be a maintenance shop in facilities of 100 or more beds. (III) (Exception 2)

(2) Yard equipment storage may be provided in a separate room or building. This shall not be included in the general storage area. (III)

(3) No portable fuel-operated equipment shall be housed inside a facility unless it is separated by at least a two-hour fire separation which has been approved by the state fire marshal's office. (III)

481—61.10(135C) Elevator requirements. (All provisions in this rule are subject to Exception 2.) All facilities where either resident beds or other facilities for residents are not located on the first floor shall have electric or electrohydraulic elevators as specified in this rule. Facilities for residents include, but are not limited to, diagnostic, recreation, resident dining or therapy rooms. The first floor is the floor first reached from the main front entrance. Elevators shall comply with division of labor services regulations as promulgated under Iowa Code chapter 89A and 347—Chapters 71 to 78. (III)

61.10(1) At least one elevator which complies with subrule 61.10(5), paragraph “b,” shall be installed where 1 to 59 resident beds are located on any floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)
61.10(2) At least two elevators, one of which complies with subrule 61.10(5), paragraph "b," shall be installed where 60 to 200 resident beds are located on a floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)

61.10(3) At least three elevators, one of which complies with subrule 61.10(5), paragraph "b," shall be installed where 201 to 350 resident beds are located on a floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)

61.10(4) For facilities with more than 350 beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements. (III)

61.10(5) The following rules apply to cars and platforms:

a. Elevator cars and platforms shall be constructed of noncombustible material, except that fire-retardant-treated material may be used if all exterior surfaces of the car are covered with metal; (II, III)

b. Elevators used to transport a resident in a bed shall have inside dimensions that will accommodate the resident's bed and attendants. The dimensions shall be at least 5 feet wide by 7 feet 6 inches deep. Car doors shall have a clear opening of at least 3 feet 8 inches. (II, III)

481—61.11(135C) Mechanical requirements.

61.11(1) Steam and hot water heating and domestic water heating systems shall comply with the following:

a. Boilers shall be installed to comply with the division of labor services rules promulgated under Iowa Code chapter 89 and 875—Chapters 90 to 96, Iowa Administrative Code. (III)

b. Boiler feed pumps, condensate return pumps, fuel oil pumps and hot water heating pumps shall be connected and installed to provide standby service if any pump malfunctions. (III)

c. Supply and return mains and risers of cooling, heating, and steam systems shall have valves which isolate various sections of each system. Each piece of equipment shall have a valve at the supply and return ends. (III) (Exception 2)

61.11(2) Insulation shall be provided for the following within the building: (Exception 3)

a. Steam supply and condensate return pipe; (III)

b. Pipe above 125°F, if it is exposed to contact by residents; (II, III)

c. Chilled water, refrigerant, and other process pipe and equipment operating with fluid temperatures below ambient dew point; (III)

d. Water supply and roof drainage pipe on which condensation may occur; (III)

e. Boilers, smoke-breaching and stacks; (III)

f. Hot water pipe above 180°F, and all hot water boilers, heaters, and pipe; and (III)
g. Other pipes, ducts, and equipment as necessary to maintain the efficiency of the system. (III)

Insulation including finishes and adhesives on the interior surface of ducts, pipes, and equipment, shall have a flame-spread rating of 25 or less, and a smoke-develop rating of 50 or less. This shall be determined by an independent testing laboratory in accordance with National Fire Protection Association (NFPA) Standard 255, 1984 Edition. (III) (Exception 3)

Insulation on cold surfaces shall include an exterior vapor barrier. (III)

61.11(3) The heating system shall be capable of maintaining a temperature of 78° F. (II, III)

The cooling system shall be designed to maintain all living spaces within the comfort zone. The comfort zone is defined in the ANSI/American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 55-1981 or the 1985 ASHRAE Fundamentals Handbook. (III) (Exception 4)

a. All air-supply and air-exhaust systems shall be mechanically operated and shall have ducts from a central system to and from each room. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Table 2 are minimum acceptable rates, and shall not preclude higher ventilation rates. (III) (Exception 2)

b. The bottoms of ventilation openings shall be not less than 3 inches above the floor of any room. (III) (Exception 3)

c. All central systems designed to heat and cool the building with recirculation of air shall be equipped with a minimum 2-inch deep, 8- to 11-pleat per foot, class 2 Underwriters’ Laboratories, self-extinguishing, nonwoven, cotton, downstream, or final filter with a minimum efficiency of 25 to 30 percent and average arrestance of 90 percent, tested in accordance with ASHRAE Standard 52-76. This does not preclude the additional use of a prefilter upstream of the air-handling equipment to extend the service life of the downstream, or final filter. (III) (Exception 5)

d. Evaporative cooling shall not be substituted for direct expansion refrigeration in the air-conditioning system. (III) (Exception 4)

e. Any alternate ventilation system designed to attain an equivalent degree of odor control and purity of air to resident areas shall be considered for approval under conditions in rules 481—58.2(135C) and 481—59.2(135C). (III)

f. Mechanical ventilation over cooking equipment and dishwashing equipment shall be designed to remove hot air and inhibit cold air above hot food or dishes. (III) (Exception 3)

g. Mechanical ventilation shall be provided in food storerooms to maintain temperature and humidity for the type of food being stored. (III) (Exception 4) Facilities built before November 21, 1990, shall provide mechanical ventilation if freezers, refrigerators or compressors are located in the storeroom.

h. Outdoor ventilation air intakes shall be at least 25 feet from the exhaust outlets of any ventilating system, combustion equipment stacks, or noxious fumes. The bottom of outdoor intakes serving central air systems shall be located as high as practical, but not less than 6 feet above grade level, or, if installed through the roof, 3 feet above roof opening. (III) (Exception 3)
i. The ventilation system shall be designed and balanced to provide the general pressure relationship to adjacent areas shown in the Pressure Relationship and Ventilation Table 2. Through-the-wall air-conditioning units will not be used to calculate make-up air. (III) (Exception 2)

j. Corridors, attics or crawl spaces shall not be used as a plenum to supply air to or exhaust air from any rooms. (III) (Exception 3)

k. The air system for resident rooms, between smoke-stop partitions, shall be operated with common switches. (III) (Exception 3)

l. If the fire alarm system is activated, the air distribution system shall shut down. (III)

m. Air-handling duct systems shall meet the requirements of 1987 NFPA Standards 90A and 90B. Supply and return registers shall not be at the same level and shall be designed to inhibit stratification. (III) (Exception 4)

n. Fire and smoke dampers shall be constructed, located and installed in accordance with the requirements of 1987 NFPA Standard 90A, 90B and 101.

o. Range and dishwasher exhaust hoods in food preparation centers shall have a minimum exhaust rate of 60 cubic feet per minute per square foot of hood face area. Face area is the open area from the exposed perimeter of the hood to the average perimeter of the cooking surfaces. (Exception 4)

(1) All hoods over cooking ranges shall be equipped with grease filters, a fire extinguishing system, and heat-activated fan controls.

(2) Openings for cleaning shall be provided every 20 feet in horizontal exhaust duct systems serving hoods.

(3) Conditioned air shall be supplied to balance exhausted air.

(4) Special hood designs shall be evaluated. (III) (Exception 4)

p. Rooms containing fuel-fired heating units or other fuel-fired equipment shall be provided with sufficient outdoor air to maintain combustion rates of equipment and reasonable temperatures in the room and in adjoining areas. (III) (Exception 3)

q. Filter beds shall be located upstream of the air-conditioning equipment unless a prefilter is employed. A prefilter shall be upstream of the equipment. The main filter bed may then be located farther downstream.

(1) Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit within enclosing duct work.

(2) All joints between filter segments and the enclosing duct work shall have gaskets or be sealed to provide a positive seal against air leakage. (III) (Exception 2)

r. All perimeter duct work under the slab shall be encased in lightweight or insulating concrete and sloped to a plenum low point. (III) (Exception 3)
s. Laundry rooms shall be supplied with sufficient conditioned outside air to balance the amounts
exhausted or used for combustion. (III) (Exception 3)

t. The amounts of air and pressure relationship set forth in Table 2 shall be provided. (III)
( Exception 3)
u. Condensate piping from cooling coils shall be a minimum of ¾ of an inch inside diameter and
provided with openings for cleaning every 10 feet. (III) (Exception 4)
v. Attics or crawl spaces shall not be used to house heating or cooling equipment. (III) (Exception 3)
w. Rooms used for heating and cooling equipment must be accessible through a swinging door. (III)
( Exception 3)

61.11(4) Every facility shall have a complete interior plumbing system. (I, II, III)

a. All plumbing and other pipe systems shall be installed in accordance with the requirements of the
Iowa state plumbing code and applicable provisions of local ordinances. (II, III)

b. All pipes below grade or in concrete slabs shall be type K, soft copper. There shall be no joints
below the slab.

c. Water supply systems shall meet the following requirements:

(1) All facilities shall have a potable water source from a city water system or a private source
which complies with the regulations and is approved by the department of natural resources. (I, II,
III)

(2) Systems shall be designed to supply water to the fixtures and equipment at a minimum pressure
of 15 pounds per square inch during maximum demand periods. (III)

(3) Plumbing fixtures in janitors’ rooms and soiled workrooms shall be provided with hot water.
(III)

(4) Each water service main and branch main shall have valves. Stop valves shall be provided at
each fixture. Bathtubs or showers shall be equipped with screwdriver stop valves. (III) (Exception
2)

(5) Backflow preventers (vacuum breakers) shall be installed on hose bibbs, janitors’ sinks, bedpan
flushing attachments, hair care sinks, and on all other threaded fixtures to which hoses or tubing
can be attached. (I, II, III)

(6) Water softeners shall not supply cold water to the kitchen, drinking fountains, or ice machines.
(III) (Exception 4)

(7) Hot water distribution systems shall provide hot water as specified at each hot water outlet at
all times. (See Table 3) A circulating pump in a hot water system shall meet these requirements. A
circulating pump is not required in facilities licensed for 15 or fewer beds. (III)

(8) The hot water system shall be designed to supply 110°F to 120°F water to all resident
lavatories, tubs and showers. (II, III)
*Provisions shall be made to provide 180°F rinse water at dishwasher. (May be provided by a separate booster heater.)

**Quantities indicated for design demand of hot water are for general reference minimums and shall not substitute for accepted engineering design procedures using actual number and types of fixtures to be installed. Design shall also be affected by temperatures of cold water used for mixing, length of run, and insulation relative to heat loss or other factors. As an example, the total quantity of hot water needed will be less when the temperature available at the outlet is very nearly that of the source tank and the cold water used for tempering is relatively warm.

(9) Rescinded IAB 10/7/09, effective 11/11/09.

d. Drainage systems shall meet the following requirements:

(1) Sewage shall be collected and disposed of in a manner approved by the department. Disposal into a municipal system meets this requirement. (III)

(2) Private sewage systems shall conform to rules promulgated by the department of natural resources. (III)

(3) Drainage pipes which pass above food preparation, serving, and food storage areas shall be enclosed. (III)

(4) Plastic pipe may be used in any drain-waste-vent system in accordance with the state plumbing code 641—Chapter 25. (III)

(5) Openings for pipe cleaning shall be no more than 50 feet apart in a horizontal drain line. (III) (Exception 2)

(6) Floor drains with appropriate grates shall be provided for all mechanical equipment rooms, laundries, kitchens, dishwashing areas, soiled utility rooms, basement floors, any other area where water may collect on the floor, shower stalls and in front of showers or bath units. (III) (Exception 4)

(7) Foundation drains shall be provided in accordance with subrule 61.3(9). (III) (Exception 4)

481—61.12(135C) Electrical requirements. All materials, including equipment, conductors, controls and signaling devices, shall be installed to provide a complete electrical system with the necessary characteristics and capacity necessary to supply the electrical needs shown in the specifications or indicated on the plans. All materials shall be listed by Underwriters’ Laboratories, Inc., or other similarly recognized laboratories. (III)

61.12(1) Electrical systems and equipment shall meet the minimum requirements of the “National Electrical Code, 1990 edition.” (III)

61.12(2) Drop cords, extension cords or any type of flexible cord shall not be used as a substitute for fixed or hard wiring. Surge protectors may be used for computers and related devices, facsimile, photocopying and scanning machines, and other consumer electronic devices in a resident’s room and other locations in a facility provided the surge protector is of metal construction and approved.
by Underwriters Laboratories, Inc., or other similarly recognized laboratories. Only fixed supplementary electric heating shall be installed. (III)

61.12(3) Electrical metallic tubing or rigid heavy wall conduit shall be used throughout the interior of the facility. In areas used for patient care, the grounding terminals of all receptacles and all non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact shall be grounded by a green insulated copper conductor. The grounding conductor shall be sized in accordance with the requirements of the “National Electrical Code” and installed in electrical metallic tubing with the branch-circuit conductors supplying these receptacles or fixed equipment. (III) (Exception 3)

61.12(4) Electrical wiring systems shall not be surface mounted in resident-occupied areas. (II, III) (Exception 4)

61.12(5) An exit door alarm system shall be installed on all designated fire exit doors. (I, II, III)

61.12(6) Panel boards which serve lighting and appliance circuits shall be located on the same floor as the circuits they serve. All circuits shall be identified on the panel door. (III) This requirement does not apply to emergency system circuits which can be centrally located.

61.12(7) All spaces occupied by people, machinery, or equipment within buildings, parking lots, and approaches to buildings shall have electric lighting. (III)

a. All rooms in resident-occupied areas shall have general lighting. Switches for general lighting shall be at the entrance to the room. (III)

b. Light shall be provided in the areas of the building as required in Table 4. Light in the resident care area, reading area, activities task area and dining area may be reduced to 30 foot-candles measured at the floor surface when tasks are not being performed in that area. (II, III) (Exception 4)

c. Light fixtures shall be equipped to prevent glare and hazards. (III)

d. There shall be at least one recessed light fixture for night lighting installed no higher than 18 inches above the floor in each resident room which shall have a switch at the entrance. (III) (Exception 3)

e. Night lights shall be provided in corridors, at stairways, attendant’s stations and hazardous areas. They shall be recessed if the bottom of the fixture is less than 6 feet 8 inches above the floor. (III)

f. Reading lights or lamps shall be provided for each resident in the resident's room. (III)

g. Wall-mounted lights with flexible or extension arms shall not be used. (Exception 4)

61.12(8) Each resident room shall have duplex grounding type receptacles as follows: one located on each side of the head of each bed; one for television, where used; and one on another wall. For parallel adjacent beds, only one receptacle is required between the beds. Each resident room or resident toilet room shall have one duplex ground fault interrupter outlet beside a lavatory and mirror. (III) (Exception 4) (III) (Exception 3)
a. Duplex receptacles for general and emergency use shall be installed a maximum of 50 feet apart in all corridors and within 25 feet of ends of corridors. (III) (Exception 2)

b. All receptacles within 6 feet of sinks, tubs, or showers and those installed outside the building shall be protected by a local ground fault circuit interrupter. (III) (Exception 4)

61.12(10) Emergency electric service shall provide electricity during an interruption of the normal electric supply which could affect the resident care or the safety of the occupants. Facilities of 19 or fewer beds are exempt from this requirement. (III) (Exception 3)

a. The source of the emergency electric service shall be from an emergency generating set. (III)

b. The required emergency generating set, including the prime mover, shall not be powered solely by natural gas or cooled solely by domestic water. (III) (Exception 4)

c. The emergency generator set shall supply all lighting and power load demands of the emergency system and shall be located on the premises. (III)

d. Emergency electric service shall be provided to the distribution system for light as follows:

(1) Exits and all necessary ways of approach to exits, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors; (II, III)

(2) Egress as required in NFPA Standard 101; (II, III)

(3) Dining and recreation rooms; (III)

(4) Nurses’ work area; (III)

(5) Generator set location; (III)

(6) Switch-gear location; (III)

(7) Boiler room; (III) and

(8) Elevator. (III)

e. Emergency electric service shall be provided to the distribution system for equipment essential to life safety and to protect vital equipment or materials as follows:

(1) Call board; (III)

(2) Alarm systems, including fire alarm activated at manual stations; water flow alarm devices or sprinkler systems, where electrically operated; fire detection and smoke detection systems; paging or speaker systems intended for issuing instructions during emergency conditions; and alarms required for nonflammable medical gas systems, where installed; (III)

(3) Sewage and sump lift pump, where installed; (III)

(4) All required duplex receptacles in resident areas; (III)

(5) One elevator, if required for emergency service; (III)
(6) Burners and pumps necessary for operation of one or more boilers and their necessary auxiliaries and controls required for heating; (III) and

(7) Equipment necessary for maintaining telephone service. (III)

f. Emergency electric service shall be provided to the distribution system for heating as follows:

(1) Where electricity is the only source of power normally used for space heating, the emergency service shall provide heating for resident rooms or an area approximately 30 square feet per bed within the facility to accommodate all of the residents for the duration of the emergency; (III)

(2) Emergency heating shall not be required if the facility is supplied by at least two service feeders. Each shall be supplied by separate sources from an integrated transmission distribution system. Each shall be capable of supplying required service, and each so routed, connected and protected that a fault any place between the utility energy source and the facility will not cause an interruption of more than one of the electric service feeders. (III)

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g. The emergency electrical system shall be brought to full voltage and frequency and be connected within ten seconds through one or more primary automatic transfer switches. Power to pumps and burners may be brought to full power through the use of manual switches. (III)

h. Receptacles connected to the emergency system shall be distinctively marked for identification. (III)

i. Storage-battery-powered lights, provided to augment emergency light or for continuity of light during the interim of transfer switches, shall not be used as a substitute for the requirements of a generator. (III)

Amenities

Outdoor Area

Public Area
481—61.9(135C) Public area.

61.9(1) Every facility shall provide a separate toilet for the public with a lavatory and water closet. (III)

a. Public toilets shall be accessible to and usable by people who have a physical handicap. Equipment shall meet the ANSI document A117.1-1986. (III) (Exception 3)

b. In facilities over 15 beds, there shall be public toilet rooms for both men and women. (III) (Exception 4)
c. Public toilets shall contain a 60-inch by 60-inch clear floor area, free from obstructions. (III) (Exception 3)

61.9(2) A telephone shall be accessible to residents within the facility to make personal calls. The telephone shall be accessible to and functional for people who have a physical handicap. (III)

New Construction: Facility-Wide

61.4(19) Partition, floor and ceiling construction in resident areas shall comply with noise reduction criteria in the following table. 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, grills, duct work, other mechanical items, and blocking and sealing of partitions at floors and ceilings shall not compromise the sound isolation required. (III)

Table 1 (Exception 2) Airborne Sound Transmission Class (STC)*

Partitions Floors

Resident’s room to resident’s room 35 35
Corridor to resident’s room 35 35
Public space to resident’s room** 40 40
Service areas to resident’s room*** 50 50

*Sound transmission (STC) shall be determined by tests in accordance with methods set forth in American Society for Testing and Materials (ASTM) Standard E 90 and ASTM Standard E 413.

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

***Service areas include kitchens, elevators, elevator machine rooms, laundries, garages, maintenance rooms, boiler and mechanical equipment rooms, and similar spaces of high noise. Mechanical equipment located on the same floor or above residents’ rooms, offices, nurses’ stations, and similar occupied spaces shall be effectively isolated from the floor.

61.4(21) Doors, sidelights, and windows in which the glazing extends below 31 inches from the floor shall have a horizontal mullion or railing 31 to 34 inches above the finished floor. Those shall be safety glass, plastic glazing material, or wire glass when required by the state fire marshal. (III) (Exception 4)

All replacement glass shall meet this standard. (III)

61.4(22) All sheet plastic and molded plastic insulation in living spaces, attics, and crawl spaces shall be covered with an approved thermal barrier. The thermal barrier shall be constructed of materials with no less than the fire protection qualities of ½-inch fire-resistant gypsum board or as accepted by Uniform Building Code (UBC) Sec. 1712(b)2, 1985 Edition. (III)
61.4(23) Thresholds shall be low profile, and expansion joint covers shall be flush with the floor surface to facilitate the use of wheelchairs and carts. (III)

KANSAS

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**

(12) 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 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.
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.

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 water-resistant 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.

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 100 F or 60 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.

(B) 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.

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

(2) 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.

(e) Thermal and acoustical insulation.

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

(A) Boilers, smoke breeching, and stacks;

(B) steam supply and condensate return piping;

(C) piping for water 120o F or above, and all hot water heaters, generators, and converters;

(D) chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;

(E) water supply and drainage piping on which condensation may occur; and

(F) air ducts and casing with outside surface temperatures below ambient dew point.

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

(3) Linings in air ducts and equipment in facilities constructed after February 15, 1977 shall meet erosion test methods prescribed in underwriters laboratories publication no. 181, "factory-made air ducts and air connectors," as published on April 6, 1990, and hereby adopted by reference.
(4) 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.

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

(B) Insulation on cold surfaces shall include an exterior vapor barrier.

(f) Steam and hot water systems.

(1) 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.

(2) 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 970 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 98°F to 120°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.

(9) 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.

(l) 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.

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(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

(11) 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.

(i) 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.

(3) 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.

(l) 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.
Housekeeping/Laundry/Maintenance

(1) Janitor’s closet for storage of housekeeping supplies and equipment with floor receptor or service sink. Section 10. Laundry. The following shall be included:

(1) Soiled linen room;

(2) Clean linen and mending room;

(3) Linen cart storage;

(4) Lavatories accessible from soiled, clean, and processing rooms;

(5) Laundry processing room with commercial type equipment shall be sufficient to take care of seven (7) days’ needs within the workweek;

(6) Janitor’s closet with storage for housekeeping supplies and equipment and a floor receptor or service sink;

(7) Storage for laundry supplies. (Items of subsections (5), (6), and (7) of this section need not be provided if laundry is processed outside the facility.)

(f) Storage room for housekeeping equipment (need not be provided if space is available in janitor’s closets or elsewhere);

(i) Refuse room for holding trash prior to disposal located convenient to service entrance;

(b) Housekeeping and maintenance services.

1. The facility shall maintain a clean and safe facility free of unpleasant odors. Odors shall be eliminated at their source by prompt and thorough cleaning of commodes, urinals, bedpans and other obvious sources.

2. An adequate supply of clean linen shall be on hand at all times. Soiled clothing and linens shall receive immediate attention and shall not be allowed to accumulate. Clothing or bedding used by one (1) patient shall not be used by another until it has been laundered or dry cleaned.

3. Soiled linen shall be placed in washable or disposable containers, transported in a sanitary manner and stored in separate, well-ventilated areas in a manner to prevent contamination and odors. Equipment or areas used to transport or store soiled linen shall not be used for handling or storing of clean linen.
4. Soiled linen shall be sorted and laundered in the soiled linen room in the laundry area. Hand-washing facilities with hot and cold water, soap dispenser and paper towels shall be provided in the laundry area.

5. Clean linen shall be sorted, dried, ironed, folded, transported, stored and distributed in a sanitary manner.

6. Clean linen shall be stored in clean linen closets on each floor, close to the nurses' station.

7. Personal laundry of patients or staff shall be collected, transported, sorted, washed and dried in a sanitary manner, separate from bed linens.

8. Patients' personal clothing shall be laundered as often as is necessary. Laundering of patients' personal clothing shall be the responsibility of the facility unless the patient or the patient's family accepts this responsibility. Patient's personal clothing laundered by or through the facility shall be marked to identify the patient-owner and returned to the correct patient.

c. Garbage and trash shall be stored in areas separate from those used for the preparation and storage of food and shall be removed from the premises regularly. Containers shall be cleaned regularly.

d. A pest control program shall be in operation in the facility. Pest control services shall be provided by maintenance personnel of the facility or by contract with a pest control company. The compounds shall be stored under lock.

(i) If linen and refuse chutes are used, they shall be designed as follows:

1. Minimum diameter of gravity-type chutes shall be two (2) feet;

2. Chutes shall extend at least four (4) feet above the roof and shall be covered by a metal skylight glazed with thin plain glass or plastic.

(1) Facilities shall be available to the public, staff, and patients who may be physically handicapped with special attention given to ramps, drinking fountain height, mirrors, etc.

Staff Area

(b) Staff lounge area. The area shall have personal storage space and a toilet room for staff;

(c) Visitors toilet room. The facility shall provide a toilet room for visitors. The staff toilet room may serve as the visitors toilet room if marked and accessible;

Section 9. Administration Department. The facility shall have adequate administrative, public, and staff facilities (e.g., offices, lobby, toilet facilities) to accommodate the needs of the public, patients, and staff without interfering with the provision of medical care services.

(2) Locker rooms. Provide locker rooms with toilets, and lavatories for staff and volunteers and rest space for females;

Corridors, Floors, and Signage

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Section 12. Details and Finishes. The facility shall be designed for maximum safety for the occupants to minimize the incidence of accidents. Hazards such as sharp corners shall be avoided. All details and finishes shall meet the following requirements:

(1) Details.

(a) Doors to patient toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two (2) feet and ten (10) inches;

(b) Such items as drinking fountains, telephone booths and vending machines shall be located so that they do not project into the required width of exit corridors;

(c) Handrails shall be provided on both sides of corridors used by patients in facilities with a clear distance of one and one-half (1 1/2) inches between handrail and wall;

(d) All doors to patient room toilet rooms and patient room bathrooms shall swing outward or shall be equipped with hardware which will permit access in any emergency;

(e) All doors opening onto corridors shall be swing-type except elevator doors. Alcoves and similar spaces which generally do not require doors are excluded from this requirement;

(f) Thresholds and expansion joint covers, if used, shall be flush with the floor;

(g) Grab bars and accessories in patient toilet, shower, and bathrooms shall have sufficient strength and anchorage to sustain a load of 250 pounds for five (5) minutes;

(h) Lavatories intended for use by patients shall be installed to permit wheelchairs to slide under;

(i) The location and arrangement of lavatories and sinks with blade handles intended for hand-washing purposes shall provide sixteen (16) inches clearance each side of center line of fixture;

(j) Mirrors shall be arranged for convenient use by patients in wheelchairs as well as by patients in standing position;

(k) Towel dispensers shall be provided at all lavatories and sinks used for hand-washing;

(l) If linen and refuse chutes are used, they shall be designed as follows:

1. Minimum diameter of gravity-type chutes shall be two (2) feet;

2. Chutes shall extend at least four (4) feet above the roof and shall be covered by a metal skylight glazed with thin plain glass or plastic.

(m) Ceiling heights.

1. The boiler room ceiling shall not be less than two (2) feet and six (6) inches above the main boiler header and connecting piping with nine (9) feet headroom under piping for maintenance and access;
2. Ceilings in corridors, storage rooms, patients' toilet room, and other minor rooms shall not be less than seven (7) feet and six (6) inches;

3. Ceilings in all other rooms shall not be less than eight (8) feet.

(n) Boiler room, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of eighty-five (85) degrees Fahrenheit.

(a) All floors shall be easily cleanable and shall have the wear resistance appropriate for the location involved. Floors in kitchen and related spaces shall be waterproof and grease-proof. In all areas where floors are subject to wetting, they shall have a nonslip finish. Carpeting is not permitted in the following areas: kitchen, dishwashing room, soiled utility room, janitor's closet, soiled linen rooms, storage room, bathrooms, public toilet rooms, patient toilet rooms, hydrotherapy rooms, treatment room, and any other room where the floor is subject to repeated wetting or soiling.

(b) Adjacent dissimilar floor materials shall be flush with each other to provide an unbroken surface.

(c) Walls generally shall be washable, and in the immediate area of plumbing fixtures, the finish shall be moisture-proof. Wall bases in dietary areas shall be free of spaces that can harbor insects.

(d) Ceilings generally shall be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops and similar spaces.

(b) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends of corridors.

b. The interior of the building including walls, ceilings, floors, windows, window coverings, doors, plumbing and electrical fixtures shall be in good repair. Windows and doors shall be screened.

(m) Ceiling heights.

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

(3) Engineering service and equipment areas. The following shall be provided:

(a) Boiler room;

(b) Engineer's office (may be omitted in facilities of less than 100 beds);

(c) Mechanical and electrical equipment room(s) (can be combined with boiler room);

(d) Maintenance shop(s). At least one (1) room shall be provided;

(e) Storage room for building maintenance supplies and paint storage;

(g) Toilet and shower rooms (may be omitted in facilities of less than 100 beds);
(h) Incinerator space. The incinerator, if required, shall be in a separate room, or in a designated area within the boiler room, or outdoors;

(o) Noise reduction criteria. Provision shall be made to minimize sound transmission:

1. Corridors in patient areas;
2. Nurses’ stations;
3. Utility rooms;
4. Floor pantries; and
5. Lobbies and recreation areas.

(p) Special attention shall be given to sound transmission from boiler rooms, mechanical rooms, and kitchen, to patient bedroom areas.

Section 13. Elevators. All facilities where either patient beds or inpatient facilities such as diagnostic, recreation, patient dining or therapy rooms are located other than the first floor, shall have electric or electrohydraulic elevators as follows:

(1) Number of elevators. All facilities with patient beds or residential facilities located on any floor other than the first floor shall have at least one (1) hospital-type elevator and such additional elevators as determined by the licensure agency from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Cars of hospital-type elevators shall have inside dimensions that will accommodate a patient’s bed and attendants and shall be at least five (5) feet wide by seven (7) feet and six (6) inches deep. Car doors shall have a clear opening of not less than three (3) feet and eight (8) inches. Cars of all other required elevators shall have a clear opening of not less than three (3) feet.

(3) Leveling. Elevators shall have automatic leveling of the two (2) way automatic maintaining type with accuracy within plus or minus one-half (1/2) inch.

Section 15. Mechanical Requirements.

(1) General. Prior to completion of the contract and final acceptance of the facility, the architect and/or engineer shall obtain certification from the contractor that all mechanical systems have been tested and that the installation and performance of these systems conform to the requirements of the plans and specifications.

(2) Steam and hot water systems.

(a) Boilers. If boilers are used, a minimum of two (2) must be provided. The combined capacity of boilers, based upon the published Steel Boiler Institute of Boiler and Radiator Manufacturer’s net rating, must be able to supply 150 percent of the normal requirements of all systems and equipment.
(b) Boiler accessories. Boiler feed pumps, condensate return pumps, fuel oil pumps, and circulating pumps shall be connected and installed to provide standby service when any pump breaks down.

(3) Temperatures and ventilating systems.

(a) Temperatures. A minimum temperature of seventy-two (72) degrees Fahrenheit shall be provided for in all occupied areas in winter conditions. A maximum temperature of eighty-five (85) degrees Fahrenheit shall be provided for in occupied areas in summer conditions.

(b) 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. The ventilation rates shown in Section 17, Table 1 of this administrative regulation, shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates if they are required to meet design conditions.

1. Outdoor ventilation air intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five (25) feet from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight (8) feet above the ground level or, if installed through the roof, three (3) feet above roof level.

2. The ventilation systems shall be designed and balanced to provide the general pressure relationship to adjacent areas as shown in Section 17, Table 1 of this administrative regulation.

3. Room supply air inlets, recirculation, and exhaust air outlets installed in nonsensitive areas shall be located not less than three (3) inches above the floor.

4. Corridors shall not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor's closets opening directly into corridors.

5. Filters. Central systems designed for recirculation of air shall be equipped with a minimum of two (2) filter beds. Filter bed #1 shall be located upstream of the conditioning equipment and shall have a minimum efficiency of thirty (30) percent. Filter bed #2 shall be located downstream of the conditioning equipment and shall have a minimum efficiency of ninety (90) percent. Central air systems using 100 percent outdoor air shall be provided with filters rated at eighty (80) percent efficiency. The above filter efficiencies shall be warranted by the manufacturer and shall be based on the National Bureau of Standards Dust Spot Test Method with Atmospheric Dust. 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 enclosing duct work shall be gasketed and sealed to provide a positive seal against air leakage.

6. A manometer shall be installed across each filter bed serving central air systems.

7. Cold-air ducts shall be insulated wherever necessary to maintain the efficiency of the system and to minimized condensation problems.

8. The air from dining areas may be used to ventilate the food preparation areas only after it has passed through a filter with eighty (80) percent efficiency.
9. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and required temperatures in the facility.

(4) Plumbing and other piping systems.

(a) Lavatories and sinks required in patient care areas shall have the water supply spout mounted so that its discharge point is a minimum distance of five (5) inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by patients and food handlers shall be trimmed with valves which can be operated without the use of hands. Where blade handles are used for this purpose, they shall be at a distance from the center line of the sink to be operational.

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

(5) Water supply system shall meet the following requirements:

(a) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.

(b) 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.

(c) Hot, cold and chilled water piping and waste piping on which condensation may occur shall be insulated. Insulation of cold and chilled water lines shall include an exterior vapor barrier.

(d) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitor's sinks and bedpan flushing attachments.

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

(f) Bedpan flushing devices shall be provided.

(g) Hot water distribution systems shall be arranged to provide hot water at each fixture at all times.

(h) Plumbing fixtures which require hot water and which are intended for patient use shall be supplied with water which is controlled to provide a maximum water temperature of 110 degrees Fahrenheit at the fixture.

(i) Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of, or condensation from, necessary overhead piping systems.

(6) Hot water heaters and tanks.

(a) The hot water heating equipment shall have sufficient capacity to supply the water at the temperature and amounts indicated below:
Use
Clinical Dishwasher Laundry
Gal/hr/bed 6 1/2 4 4 1/2
Temp. F. 100-110 180* 140-180**

*Temperature may be reduced to 140 if chloritizer is used.

**If the temperature used is below 180, the facility shall utilize detergents and other additives to insulate that the linens will be adequately cleaned.

(b) Storage tank(s) shall be provided and shall be fabricated of corrosion-resistant metal, or have noncorrosive lining.

(7) Plumbing approval. Prior to final approval of the plans and specifications by the licensure agency, the plumbing plans and specifications must be approved by the Division of Plumbing, Department of Housing, Buildings and Construction.

Section 16. Electrical Requirements. (1) Electrical requirements of the Kentucky Building Code shall apply where applicable.

(2) The wiring in each facility shall be inspected by a certified electrical inspector and a certificate of approval shall be issued to the facility prior to occupancy; however, the wiring in existing buildings shall be approved by a certified electrical inspector only when the building has not been previously so approved for health care occupancy or when the state Fire Marshal finds that a hazardous condition exists.

(3) Switchboard and power panels. All breakers and switches shall be indexed.

(4) Lighting.

(a) All spaces occupied by people, machinery, and equipment within buildings, and the approaches thereto, and parking lots shall have electric lighting.

(c) Lighting levels for the facility shall comply with the requirements of Section 17, Table 2 of this administrative regulation.

(7) Emergency electric service.

(a) General. To provide electricity during an interruption of the normal electric supply that could affect the nursing care, treatment, or safety of the occupants, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power.

(b) Sources. The source of this emergency electric service shall be as follows:

1. An emergency generating set, when the normal service is supplied by one (1) or more central station transmission lines;
2. An emergency generating set or a central station transmission line, when the normal electric supply is generated on the premises.

(c) Emergency generating set.

1. The required emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical systems. The emergency generator set shall be of sufficient kilowatt capacity to supply all emergency electrical connections itemized in paragraph (d) below.

2. In facilities constructed prior to the effective date of this administrative regulation which are supplied by at least two (2) dedicated and separate utility service feeders, an emergency generating set is not required.

(d) Emergency electrical connections. Emergency electric service shall be provided to circuits as follows:

1. Lighting.
   a. Exitways and all necessary ways of approach thereto, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors;
   b. Dining and recreation rooms;
   c. Nursing station and medication preparation area;
   d. Generator set location, switch-gear location, and boiler room;
   e. Elevator; and
   f. Night lights in patient rooms.

2. Equipment. Essential to life safety and for protection of important or vital materials.
   a. Nurses’ calling systems;
   b. Sewage or sump lift pump, if installed;
   c. At least one (1) duplex receptacle in each patient room;
   d. One (1) elevator, where elevators are used for vertical transportation of patients. Provide manual switch-over to operate other elevators;
   e. Equipment such as burners and pumps necessary for operation of one (1) or more boilers and their necessary auxiliaries and controls, required for heating and sterilization; and
   f. Equipment necessary for maintaining telephone service.

3. Heating. Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms. Emergency heating of patient rooms will not be required in areas where the facility is supplied by at least two (2) utility service feeders, each supplied by separate generating sources or a network distribution system fed by two
(2) or more generators, with the facility feeders so routed, connected, and protected that a fault any place between the generators and the facility will not likely cause an interruption of more than one (1) of the facility service feeders.

(e) Details. The emergency system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected within ten (10) seconds through one (1) or more primary automatic transfer switches to all emergency lighting, all alarms, nurses' call, all equipment necessary for maintaining telephone service, and receptacles in patient corridors. All other lighting and equipment required to be connected to the emergency system shall either be connected through the above described primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification. Storage-battery-powered lights shall not be used as a substitute for the requirement of a generator. Where fuel is normally stored on the site, the storage capacity shall be sufficient for twenty-four (24) hour operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required. Section 17. Tables. Table 1, Pressure Relationships and Ventilation of Certain Skilled Nursing Facilities Areas; and Table 2, Lighting Levels for Skilled Nursing Facilities.

Amenities

Outdoor Area

(j) Yard equipment storage room for yard maintenance equipment and supplies.

a. The facility shall insure that the grounds are well kept and the exterior of the building, including the sidewalks, steps, porches, ramps and fences are in good repair.

New Construction: Facility-Wide

Housekeeping/Laundry/Maintenance

A. The nursing home shall have available, at all times, a quantity of bed and bath linen essential for proper care and comfort of residents.

B. All linen shall be in good condition.

C. All used linen shall be bagged or enclosed in appropriate containers for transportation to the laundry.
D. Soiled linen storage areas shall be ventilated to the outside atmosphere.

E. Linen from residents with a communicable disease shall be bagged, in readily identifiable containers distinguishable from other laundry, at the location where it was used.

F. Linen soiled with blood or body fluids shall be placed and transported in bags that prevent leakage.

G. If hot water is used, linen shall be washed with detergent in water at least 160°F for 25 minutes. If low-temperature (less than or equal to 158°F) laundry cycles are used, chemicals suitable for low-temperature washing, at proper use concentration, shall be used.

H. Provisions shall be made for laundering personal clothing of residents.

I. Clean linen shall be transported and stored in a manner to prevent its contamination.

J. Nursing homes providing in-house laundry services shall have a laundry system designed to eliminate crossing of soiled and clean linen.

K. There shall be hand washing facilities for employees in the laundry.

E. There shall be a separate soiled utility room designed for proper cleansing, disinfecting, and sterilizing of equipment and supplies. As a minimum, it shall contain equipment to satisfactorily clean resident care equipment, a clinic service sink, and provisions for the storage of cleaning supplies (e.g., mops and pails) and chemical supplies. R. There shall be an effective pest control program so that the nursing home is free of pest and rodent infestation.

B. The minimum resident capacity of a nursing home shall be 150 square feet gross area per resident. Bedroom square footage per bed is a part of this gross area.

**Staff Area**

G. Separate toilet and lavatory facilities for use by employees shall be provided. Separate bathtubs, whirlpools, or showers shall be provided for employees who live on the premises.

**Corridors, Floors, and Signage**

C. A ceiling height of at least 8 feet shall be provided in nursing homes or additions to nursing homes in which construction plans were initially approved by DHH and the State Fire Marshal’s Office after January 20, 1998.

Q. Corridors used by residents shall be equipped on each side with firmly secured handrails, affixed to the wall.

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

A. The nursing home shall maintain all essential mechanical, electrical, and resident care equipment in safe operating condition.

F. An adequate number of battery-generated lamps or flash lights shall be available for staff use in case of electrical power failure.
G. The nursing home shall make arrangements for an adequate supply of safe potable water even when there is a loss of normal water supply. Service from a public water supply must be used, if available. Private water supplies, if used, must meet the requirements of the State Sanitary Code.

H. An adequate supply of hot water shall be provided which shall be adequate for general cleaning, washing, and sterilizing of cooking and food service dishes and other utensils, and for bathing and laundry use. Hot water supply to the hand washing and bathing faucets in the resident areas shall have automatic control to assure a temperature of not less than 100°F, nor more than 120°F, at the faucet outlet.

I. The nursing home shall be connected to the public sewerage system, if such a system is available. Where a public sewerage is not available, the sewerage disposal system shall conform to the requirements of the State Sanitary Code.

J. The nursing home shall maintain a comfortable sound level conducive to meeting the need of the residents.

K. All plumbing shall be properly maintained and conform to the requirements of the State Sanitary Code and the public.

M. There shall be adequate outside ventilation by means of window, or mechanical ventilation or a combination of the two.

N. All openings to the outside atmosphere shall be effectively screened. Exterior doors equipped with closers in air conditioned buildings need not have screens.

O. Each room used by residents shall be capable of being heated to not less than 71°F in the coldest weather and capable of being cooled to not more than 81°F in the warmest weather.

P. Lighting levels in all areas shall be adequate to support task performance by staff personnel and independent functioning of residents. A minimum of 6’ to 10’ candles over the entire stairway, corridors, and resident rooms measured at an elevation of 30 inches above the floor and a minimum of 20’ to 30’ candles over areas used for reading or close work shall be available.

**Amenities**

G. There shall be at least one telephone adapted for use by residents with hearing impairments at a height accessible to bound residents who use wheelchairs and be available for resident use where calls can be made without being overheard.

**Outdoor Area**

F. A hard surfaced off-the-road parking area to provide parking for one car per five licensed beds shall be provided. This requirement is minimum and may be exceeded by local ordinances. Where this requirement would impose an unreasonable hardship, a written request for a lesser amount may be submitted to the department for waiver consideration.

**New Construction: Facility-Wide**
Housekeeping/Laundry/Maintenance

Each licensed facility shall:

g. Maintain an effective pest control program so that the facility is free of pests and rodents;

20.J.2. Soiled Utility Room

A closet or other room shall be provided in each resident service area, separate from bathrooms or kitchen, and equipped with counter space, handwashing sink and an appropriate utility hopper to facilitate cleaning of nursing care equipment. The hopper shall have a bedpan flushing attachment.


a. A closet or other enclosed storage space shall be provided for storage of necessary nursing equipment.

b. A closet or other suitable space shall be provided for such equipment as wheelchairs, walkers, lifts, etc.

20.J.4. Housekeeping Utility Room

Each facility shall have a closet or other enclosed space for mops, brooms, scrub pails, and other utensils used for cleaning purposes. Every facility shall have a service sink large enough to handle janitorial equipment, with hot and cold running water. This room shall be secured to prevent resident access.

20.N. Laundry

20.N.1. Laundry Room

a. Equipment Every licensed facility shall provide a laundry room equipped with a handwashing sink and washing, drying, and ironing equipment. New construction after July 1, 1994 shall provide a hopper-type sink with spray on the soiled side of the laundry room. The equipment must be sufficient in number and adequate to accommodate the needs of the facility and to assure that all laundry is done in a sanitary manner and that sufficient supplies are maintained.

b. Location The laundry room, equipped as above, shall be located in a room used for that purpose only.

c. Lighting and Ventilation

1. Lighting shall be non-glare and adequate for employees to perform their tasks.

2. The laundry room shall be ventilated and adequate in size for the needs of the home and shall be maintained in a sanitary manner and kept in good repair.
3. Ventilation to the outside shall be provided and be adequate to remove excessive heat and moisture generated by the laundry process.

4. The ventilation system shall assure that air flow is directed away from the clean area.

d. The size of the laundry room shall be adequate in size for all laundry procedures so that laundry can be processed in a sanitary manner. All new facilities shall provide separate entrances and exits for soiled and clean laundry.

20.N.2. Personal Laundry

a. All personal clothing of residents shall be properly marked and identified with the resident’s name.

b. The facility shall provide for the laundering of personal clothing when requested.

c. Personal clothing that is washable shall be washed according to directions, mended and ironed as is necessary and returned to the resident promptly.

20.N.3. Procedures

a. Soiled Linen and Personal Clothing

Personnel must handle, store, process and transport linens and personal clothing so as to prevent the spread of infection.

1. Personal laundry shall not be washed with other laundry.

2. All soiled linen and personal clothing shall be placed in a bag or laundry cart, covered and stored in a manner to prevent contamination and odors.

3. All soiled linen and personal laundry shall be collected and transported to the laundry in the washable containers in which it was collected.

4. All laundry personnel shall wear a protective apron and gloves and shall wash their hands thoroughly after handling soiled linen and personal clothing.

5. Soiled linen and personal clothing shall be handled and stored in such a manner as to prevent contamination of clean linen and personal clothing.

6. Facilities used to collect, transport, and store soiled linen and personal clothing shall not be used for the handling of clean linen and personal clothing.

b. Clean Linen and Personal Clothing

1. Clean linen and personal clothing shall be sorted, dried, ironed and folded in a sanitary manner in a specified area.

2. Clean linen and personal clothing shall be transported, stored and distributed in a sanitary manner.

20.N.4. Policies

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Laundry services shall be described in written policies that shall include procedures for the sanitary handling of soiled and clean linens and personal clothing, staff orientation and the delineation of staff duties and schedules.

20.N.5. Linen Storage Area

Adequate and convenient closed storage space for extra linens, including towels, wash cloths, pillows and bedding, shall be provided. The number and location of such shall depend on the size of the facility, its physical layout and the type of residents receiving care.


a. Requirements In each facility there shall be an adequate supply of linen. For each licensed bed there shall be a minimum of:

3 sets of sheets 3 pillow cases
3 large bath towels 2 pillows
3 hand towels 1 bath blanket
3 wash cloths 2 blankets
2 bedspreads

b. Reserve Supply for Incontinent Residents

There shall be an adequate reserve supply of clean linen and other incontinent supplies available at all times so that incontinent residents can be kept clean and comfortable.

c. Quality of Linens

All linens shall be in good condition and free of rips, holes and stains.

20.O. Housekeeping

20.O.1. Each facility shall have the necessary staff to maintain the facility in a clean, attractive and orderly fashion.

20.O.2. The facility shall have policies and procedures to assure the following:

a. Services shall be described, with delineation of staff and time allocations;

b. Floors are non-slip and free from hazards;

c. Equipment and supplies are properly stored;

d. Bathtubs, shower stalls and lavatories are not used for other purposes;

e. Storage areas are maintained in a safe and neat condition;

f. Attics, basements, and similar areas are free of accumulations of refuse and discarded equipment.

20.O.3. Infection Control

The facility shall provide a hygienic environment for residents and staff by having procedures for:
a. Orientation of all staff
b. The use, cleaning and care of equipment;
c. The maintenance of cleaning schedules;
d. On-going evaluation of cleaning effectiveness;
e. Maintaining liaison with the Quality Assurance Committee as necessary;
f. Education and training.

20.P. Control of Odors

20.P.1. The control of odors shall be within the housekeeping staff’s area of responsibility, using techniques of cleaning and proper ventilation.

20.P.2. Deodorizers shall not be used to cover up odors caused by unsanitary conditions or poor housekeeping practices.

20.Q. Use of Nursing Personnel

Nursing personnel shall not be used for housekeeping or laundry services except under extraordinary circumstances.

Each licensed facility shall:

a. Be so located as to be free from undue noises, smoke and dust;

b. Be served by a road which is kept passable at all times of the year;

u. Be accessible to and functional for residents, personnel and the public. All facilities shall comply with all Federal and State regulations regarding access and usability by the physically handicapped. At the discretion of the Department, time-limited waivers for existing facilities may be requested.

**Corridors, Floors, and Signage**

Each licensed facility shall:

e. Be equipped with sturdy handrails on each side of all inside and outside stairs that are accessible to residents, unless the Department has given prior written approval for any exceptions. All stairways shall be provided with non-skid treads;

i. Have smooth floors that can be easily cleaned and are free from hazards. Floors in hallways that are a traffic way for residents and nursing staff, bathrooms, resident bedrooms, kitchens, utility rooms and similar areas shall be covered wall-to-wall with inlaid linoleum, asphalt tile, rubber tile, vinyl tile, carpets or similar materials approved by the Department, unless the existing floors and finish are in satisfactory condition for proper sanitation;

j. Have all walls and ceilings in good repair, free from cracks and holes and of a type of finish that can be satisfactorily cleaned;
k. Have handrails along both sides of corridors;

q. Have only ambulatory residents in bedrooms on any floor that is served by a corridor that is less than four (4) feet wide, or by any inside exit stairway which is less than three (3) feet wide, measured between walls or banister, or on floors to which residents cannot be carried on an inside stairway without removal from a litter;

r. With non-ambulatory residents, have an exterior ramp installed from the first floor to the grade to serve all portions of the building where wheelchairs are or may be placed. The maximum slope shall be 1" 3/16 in 12". All ramps shall be provided with handrails. The width of all ramps shall be not less than four (4) feet, clear of all obstructions. Surfaces of ramps shall be of non-skid material;

Every licensed facility shall:

a. Keep the building in good repair and free of hazards such as cracks in floors; walls or ceilings; warped or loose boards; warped, broken, loose or cracked floor covering, such as tile or linoleum; loose handrails or railings; loose or broken windowpanes and any similar hazard;

e. Paint the interior and exterior of the building as needed to keep it attractive. Loose, cracked or peeling wall paper or paint shall be promptly replaced or repaired to provide a satisfactory finish;

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

Each licensed facility shall:

a. Be so located as to be free from undue noises, smoke and dust;

b. Be served by a road which is kept passable at all times of the year;

c. Be equipped with a central heating plant connected to a radiator, convector, or register in each room or area used by residents or staff. The heating system must be capable of maintaining a temperature of 75 degrees Fahrenheit throughout the residents’ section of the building. Alternate heating systems may be approved by the Department if a uniform temperature of 75 degrees Fahrenheit can be safely maintained in the home;

d. Be structurally sound, in good repair and attractive inside and out;

f. Be served by reliable electrical service;

h. Have adequate outside ventilation by means of windows or mechanical ventilation or a combination of the two. All windows must be functional and adequately protected by screening;

l. Provide safety devices across windows lower than two (2) feet from the floor, and open porches, at changes in floor level and at any other danger areas inside or outside the building, as recommended by the Department;

v. Safety alert systems, approved by the Department, shall be provided at all exit doors that are in areas routinely used by residents.

20.A.2. Elevators and Dumbwaiters
Each facility shall:

a. Have an elevator if beds are located on floors above street level;

b. Have the installation and maintenance of elevators, chair glides, and dumbwaiters comply with all applicable codes;

c. Assure that elevators are of sufficient size to accommodate a wheeled stretcher.

At the discretion of the Department, time-limited waivers for existing facilities may be requested.

20.B. Utilities

20.B.1. Water Supply

a. Every licensed facility shall use an approved public or municipal water supply, whenever available.

b. In areas where an approved public or municipal water supply is not available, a private water supply, under pressure, shall be provided for each licensed facility and it shall meet the standards approved by the Division of Health Engineering in the Department. If water is used from private supply, water samples shall be submitted to the Division of Health Engineering at least once every three (3) months.

c. There shall be sufficient water pressure to meet the sanitary needs of each licensed facility at all times.

d. There shall be an adequate supply of hot water for residents' use available at all times.

e. All plumbing shall comply with the standards set by the State of Maine Plumbing Code, including any amendments thereof or additions thereto, or any higher standards set by local ordinances.

20.B.2. Sewage Disposal

a. Each licensed facility shall dispose of all sewage and liquid wastes into a public sewerage system, if available.

b. If a public sewerage system is not available, sewage and liquid wastes shall be collected and disposed of in private disposal facilities, the construction, maintenance, and operation of which must be approved by the Division of Health Engineering of the Department.

c. Plans for any proposed disposal system and/or additions thereto must be reviewed and approved by the Division of Health Engineering of the Department before construction is started.

20.B.3. Lighting

a. Each licensed facility shall provide all entrances, hallways, stairways, ramps, cellars, attics, storerooms, kitchens, laundries and service units with sufficient natural or artificial lighting.

b. Natural or artificial lighting shall be provided for various areas as follows:
c. The use of candles, courtesy oil lanterns and other open-flame methods of illumination is prohibited.

20.B.5. Standards for All Facilities in the Case of Electrical Power Outage

a. All licensed facilities shall provide continuing sources of emergency power (electrical or otherwise) needed to maintain the following essential services:

1. The fire detection and alarm systems;
2. The telephone system;
3. Boiler room burners, fans, or pumps;
4. Exit and corridor lights;
5. Call systems;
6. Lights at the nurses station;
7. Food preparation;
8. Adequate heat for specified areas of the building for resident comfort, if electrical heat is provided;
9. Pumps for water supply; and
10. Pumps for private septic system.

b. When life support equipment or life support systems are used, the facility must provide sufficient emergency electrical power to ensure the safe and uninterrupted operation of the life support equipment or system with an emergency generator that is located on the premises.

20.C. Maintenance

20.C. 1. The fire detection and alarm systems;
2. The telephone system;
3. Boiler room burners, fans, or pumps;
4. Exit and corridor lights;
5. Call systems;
6. Lights at the nurses station;
7. Food preparation;
8. Adequate heat for specified areas of the building for resident comfort, if electrical heat is provided;
9. Pumps for water supply; and
10. Pumps for private septic system.

b. When life support equipment or life support systems are used, the facility must provide sufficient emergency electrical power to ensure the safe and uninterrupted operation of the life support equipment or system with an emergency generator that is located on the premises.
Every licensed facility shall:

b. Keep all electrical mechanical and fire protection systems in a safe and functioning condition. All appliances shall be maintained in a safe condition. Frayed wires, cracked or damaged switches, plugs and electric fixtures shall be repaired or replaced. Extension cords shall not be used;

c. Keep all plumbing fixtures in good repair, properly functioning and satisfactorily provided with protection to prevent contamination from entering the water supply piping;

d. Inspect the heating system regularly and make all necessary repairs to maintain it in a safe and functioning condition;

f. Keep all furniture and furnishings functional and in good repair;

20.H.9. Hot Water Temperature

Plumbing fixtures which require hot water and which are accessible to residents shall be supplied with water which is thermostatically controlled to provide a water temperature of no higher than 120 degrees Fahrenheit at the fixture.

Amenities

o. Have a telephone in the building and additional telephones or extensions as required by the Department to summon help promptly in case of fire or other emergencies. Pay stations or locked telephones do not meet this requirement;

p. Have a telephone accessible to, and useable by, every resident. The resident shall be afforded privacy to use the phone;

Outdoor Area

s. Have all open porches and verandas protected by sturdy rails of a height not less than forty (40) inches.

Every licensed facility shall:

g. Keep the grounds and other buildings on the grounds in a safe, sanitary and presentable condition. Grounds shall be kept free from refuse, litter and insect and rodent breeding areas;

h. Maintain driveways, parking areas and exterior walkways, fire lanes, ramps, stairs and means of egress free of ice, snow, debris and other hazards.

New Construction: Facility-Wide

e. In newly constructed or renovated facilities after July 1, 1994, there shall be separate bathrooms provided for staff and visitors.
Housekeeping/Laundry/Maintenance

T. Garbage Disposal. Garbage shall be stored in water-tight containers with tight-fitting covers, and shall be emptied at frequent intervals. Containers shall be thoroughly scoured and aired before using again.

U. Storage Space-Garbage. Storage space shall be provided for garbage and trash awaiting pickup.

V. Burning. If burning is the method used for disposal when no satisfactory garbage collection service is available for the purpose, an approved incinerator shall be used. The method of incinerator installation shall be approved by the local environmental representative of the county health department.

W. Medical Wastes. Disposal of medical wastes shall be accomplished in accordance with regulations promulgated by the Department or other State or federal agencies.

(4) Space for Storage of Linen—New Construction and Existing Facilities. Capacity shall be provided for storage of at least two complete changes per bed. Clean linen shall be stored separately from non-clean items.

(5) Janitors’ Closet—New Construction. Each nursing unit shall contain at least one janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies. The janitors’ closet shall be equipped for handwashing.

E. Janitor’s Closet or Service Area.

(2) Existing Facility. A utility sink shall be provided within reasonable distance from the food service department for its use, but it may be shared with other activities. Space near the utility sink shall be provided for the storage of brooms, mops, and cleaning materials.

.34 Housekeeping Services, Pest Control, and Laundry.

A. Staff. Sufficient housekeeping and maintenance personnel shall be employed to maintain the interior and exterior of the facility in a safe, clean, orderly, and attractive manner.

B. Cleanliness and Maintenance. The following shall be observed:

(1) The building and all its parts and facilities shall be kept in good repair, neat and attractive. The safety and comfort of the patients shall be the first consideration.

(2) All walls, floors, ceilings, windows, and fixtures shall be kept clean. Interior walls and floors shall be of a character to permit frequent and easy cleaning.

(3) The facility shall be kept free of unnecessary accumulations of personal possessions, boxes, trunks, suitcases, papers, unused furniture, bed clothing, linens, bric-a-brac, and similar items.
(4) The grounds shall be kept clean, neat, attractive, and free of hazards.

(5) The facility shall be maintained free of insects and rodents by operation of an active pest-control program, either by use of maintenance personnel or by contract with pest-control company. Care shall be exercised in the usage and storage of toxic and flammable insecticides and rodenticides. Usage shall conform to the U.S. Environmental Protection Administration and Maryland Department of Agriculture requirements.

Agency Note: Refer to Regulation .26S of this chapter for window screening requirements.

D. Laundries-Existing Facilities. In existing facilities where a physical separation is not possible, exceptions as to approved laundry facilities may be made at the discretion of the Department. There shall be provision for the laundering of patients’ clothing. Hot water temperatures in laundries shall conform to applicable standards of the International Fabric Care Institute for laundry water supply.

New Construction: Housekeeping

(1) New Construction. A janitor’s closet or service alcove for exclusive use of food service areas shall be provided in, or adjacent to, the dietetic service department. It shall be equipped with a utility sink, storage shelves, and a rack for hanging brooms and mops.

C. Laundries-New Facilities. In laundries in new facilities there shall be a physical separation between the "clean" and "soil" areas. There shall be provision for the laundering of patients' clothing. Hot water temperatures in laundries shall conform to applicable standards of the International Fabric Care Institute for laundry water supply.

A. Size. Nursing care units may not exceed 60 beds. The Department may specify the numbers and types of personnel for each unit which exceeds 40 beds.

Staff Area

33 Administrative Areas.

B. Existing Facilities. In existing facilities, an administrative area shall be provided which is suitable for conducting business or discussing in privacy problems with the patient’s sponsor.

C. Lobby Area. In new construction, facility shall provide a lobby area. Public toilets for both sexes shall be located conveniently to this area. Telephone service and drinking fountains which meet ANSI standards also shall be provided.

E. Employee Facilities—Existing Facilities. In existing facilities a sufficient number of lockers capable of being securely locked shall be provided for all employees working at any one time, and provision shall be made for the use of toilet facilities at a convenient location.

Corridors, Floors, and Signage

(2) All walls, floors, ceilings, windows, and fixtures shall be kept clean. Interior walls and floors shall be of a character to permit frequent and easy cleaning.
**Lighting, Noise, Temperature (HVAC), and Odors**

E. Elevators—Existing Facilities. In existing facilities all local codes and standards for safety and maintenance of institutional elevators shall be met.

F. Emergency Electrical Power—New Construction and Existing Facilities. Emergency electrical power shall be provided as detailed in this section:

1. Emergency power for the purpose of egress lighting and protection shall be as required by the Maryland State Fire Prevention Code and Life Safety Code 101 as adopted by the State Fire Marshal's Office.

2. Other emergency lighting shall be as follows:
   
   a. Nursing station;
   b. Drug distribution station or unit dose storage;
   c. A lighted area for emergency telephone use;
   d. Boiler or mechanical room;
   e. Kitchen;
   f. Generator set location and switch gear location;
   g. Elevator, if operable on emergency power;
   h. Areas where life support equipment is used;
   i. If applicable, lighting for common area of refuge;
   j. If applicable, lighting in toilet rooms of common area of refuge;

3. Emergency power shall be provided for the following:

   a. Nurses’ call system.
   b. Duplex receptacles installed 50 feet apart in all corridors in patient areas, or appropriately located duplex receptacles in the common area of refuge, if applicable.
   c. Telephone service. At least one telephone shall be available for incoming and outgoing calls.
   d. Fire pump.
   e. Sewerage pump and sump pump.
   f. Elevator, if required for evacuation. If the facility's evacuation plan requires the use of the elevator or elevators, emergency power shall be provided in accordance with ANSI standards as enforced by the Division of Labor and Industry, Elevator Safety Section. If there is more than one elevator, there shall be switchover facilities to operate one elevator at a time.
   g. Necessary heating equipment to maintain a minimum temperature of 70°F (24°C) in all common areas of refuge, if applicable.
   h. Life support equipment.
   i. Nonflammable medical gas systems.
(4) Common Area or Areas of Refuge. If all patient rooms and toilet rooms are not tied into the emergency generator to provide heat in an emergency situation, the facility shall provide common area or areas of refuge for all patients as described below:

(a) An area of not less than 30 square feet per bed (2.79 square meters), exclusive of corridors, shall be designated by the facility as the common area or areas of refuge.

(b) The 30 square feet (2.79 square meters) per bed shall include a minimum of 5 percent of the patient bedrooms. A minimum temperature of 70°F (24°C) shall be maintained in this area.

(c) Heated toilet rooms adjacent to the common areas of refuge shall be provided. These toilet rooms are not reflected in the 30 square feet (2.79 square meters) per bed.

(d) The facility shall provide to the Department for approval a written plan which defines the specified area or areas of refuge, and outlines paths of egress from the common areas of refuge, the provision for light, heat, food service, and the washing and toileting of patients.

(5) Emergency Power Source. The emergency power source shall be a generating set and prime mover located on the premises with automatic transfer. The following are required as part of the emergency power system:

(a) In the event of failure of the normal electrical service, the emergency power shall be activated immediately.

(b) The emergency generator set shall come to full speed and load acceptance within 10 seconds.

(c) The emergency generator shall have a capability of 48 hours of operation from fuel stored onsite.

(d) The emergency power system shall be tested once a month. The system shall be exercised for a minimum of 30 minutes under normal emergency facility connected load and recorded in a permanent log book maintained for that purpose.

(6) Applicability of Emergency Power Requirements.

(a) Within 12 months of the effective date of these requirements, existing facilities of 150 beds or more shall complete the installation and acceptance of a working system as required in this section.

(b) Within 18 months of the effective date of these requirements, existing facilities of 50 to 149 beds shall complete the installation and acceptance of a working system.

(c) Existing facilities of 49 beds or less shall have the option to:

(i) Install an acceptable system within 18 months of the effective date of these requirements; or

(ii) Provide a written evacuation/relocation plan for patients which shall be approved by the Department. There shall be a signed agreement between the nursing facility and the facility which agrees to accept the patients for the duration of the emergency. The agreement shall specify that there is sufficient emergency electrical power coverage to provide the care and services required by the patients admitted. A facility which opts to evacuate patients during an emergency shall be in compliance with requirements for emergency power for the purpose of egress as required by the

G.—H. (Repealed)

I. Lighting—New Construction and Existing Facilities. Each patient’s room shall be lighted by outside windows and also shall have artificial light adequate for reading and other uses as required. All entrances, hallways, stairways, inclines, ramps, basements, attics, storerooms, kitchens, laundries, and service units shall have sufficient artificial lighting to prevent accidents and promote efficiency of service.

J. Minimally Maintained Lighting Levels—New Construction and Existing Facilities. Lighting shall be adequate for activities conducted in given areas:

K. Night Lights-New Construction and Existing Facilities. There shall be sufficient lighting at night in selected areas of the facility (hallways, stairs and designated toilets) for the safety of the patient who must get up during the night. There also shall be one night light in each bedroom for patients. In new construction the night light shall be switched at the patient room door.

L. Heating System. All facilities shall be equipped with a properly maintained and operative central heating system capable of maintaining 75°F throughout the patients’ section of the building with the outside temperature defined by ASHRAE, American Society of Heating, Refrigerating and Air Conditioning Engineers, winter median of extreme temperature.

M. Approved Heating System. The heating system shall be in compliance with NFPA Code and all State and local codes.

N. Humidity. The humidity shall be controlled according to ASHRAE recommendations.

O. Auxiliary Heat—New Construction and Existing Facilities. Appropriate provisions shall be made for emergency auxiliary heat by means of alternate sources of electric power, alternate fuels, or standby equipment.

P. Space Heaters. Space heaters and portable heaters may not be used.

Q. Ventilation—New and Existing Facilities. Existing facilities shall provide for adequate ventilation through windows or mechanical means or a combination of both. New facilities shall meet the following requirements:

(1) Temperatures. A minimum design temperature of 75°F (24°C) at winter design conditions shall be provided for all occupied areas.

(2) 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. The ventilation rates shown in Table 1, §Q, below, shall be considered as a minimum acceptable rates and may not be construed as precluding the use of higher ventilation rates.

(a) Outdoor air intakes shall be located as far as practical but not less than 25 feet (7.62m) from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other
noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than 6 feet (1.83 m) above ground level, or if installed above the roof, 3 feet (91 cm) above roof level.

(b) The ventilation systems shall be designed and balanced to provide the pressure relationship as shown in Table 1.

(c) The bottoms of ventilation openings shall be not less than 3 inches (7.6 cm) above the floor of any room.

(d) Corridors may 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 on corridors.

(e) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 2. The filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter bed may be located further downstream.

(f) All filter or filters efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ASHRAE Standard 52-68. 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 enclosing duct work shall be gasketed or sealed to provide a positive seal against 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, 1976 Edition.

(h) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of NFPA Standard 90A, 1976 Edition. Return, supply, and exhaust ducts which pass through a required smoke barrier, through which smoke can be transferred to another zone shall be provided with smoke dampers at the barrier, controlled to close automatically to prevent flow of air-laden smoke in either direction. Smoke dampers shall be equipped with automatic remote control reset devices except that manual reopening will be permitted if smoke dampers are conveniently located. All air ducts which pass through a required smoke barrier shall be provided with smoke damper at the barrier, actuated by smoke or products of combustion (other than heat) detectors. Smoke dampers shall actuate by smoke detectors located in the ducts at the smoke barrier, or by the smoke detectors used to close smoke barrier doors. All devices shall be interlocked with the fire alarm system. Reference should be made to the Life Safety Code, Chapter 10, NFPA 101.

(i) In new construction and existing facilities, exhaust hoods in food preparation centers shall have an air movement exhaust rate of not less than 50 feet per minute in the direction of the exhaust as measured at the front edge of the cooking surface. All hoods over cooking surfaces shall be in compliance with NFPA, #96, 1973 Edition, Standard for the Installation of Equipment for the Removal of Smoke and Grease-laden Vapors from Commercial Cooking Equipment.

(j) New Construction and Existing Facilities. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperatures in working stations to 97°F (36°C) effective temperature as defined by ASHRAE Handbook of Fundamentals.
R. Air Conditioning. All new facilities shall be equipped with a properly maintained air conditioning system capable of maintaining 75° throughout the patients' section of the building. The system shall be in compliance with ASHRAE and NFPA Code and all State and local codes.

S. Screens, New Construction and Existing Facilities.

(1) Health care facilities shall be protected effectively to prevent the entrance and harborage of rodents and insects. Screening, rat-proofing devices, or other approved deterrents shall be installed and effectively maintained.

(2) All openings to the outside air shall be protected effectively against the entrance of insects by closed doors, closed windows, or other means.

(3) Openings for which the intended use is to provide for the normal flow of ingress and egress of traffic shall be protected by self-closing doors.

(4) Doors and windows normally operated in the open position to provide ventilation shall be screened with wire screen or its equal, not less than 16 meshes per linear inch.

(5) All screened doors shall be equipped with self-closing devices and when closed shall fit tightly enough to prevent entrance of rodents and insects.

(6) Window screens shall fit closely enough to keep out rodents and insects and shall be adjusted easily.

(7) Screened doors and windows shall be installed and maintained in accordance with applicable fire and safety codes and COMAR 10.15.03 Food Service Facilities. Maintenance and installation may not be in conflict with other applicable laws, regulations, codes, or ordinances.

X. Plumbing. All plumbing shall be installed in conformance with existing building and sanitary regulations except that, in existing facilities, a nonconforming installation which is not an immediate hazard shall be corrected upon replacement.

Y. Sewage. The facility shall be serviced by a public sewage disposal system if available.

Z. Private Sewage Disposal Approval. If no approved public sewerage system is available, a private sewage disposal may be accepted, if approved by the Department. Private systems shall comply with COMAR 26.04.02.

AA. Water Supply. Facilities shall be served by water from a safe public water supply, if available, as determined by the Department.

BB. Approval of Private Water Supply. If a safe public water supply is not available, a private water supply may be used if it is approved by the Department.

DD. Adequacy of Pressure. The water supply shall be adequate in quantity and delivered under sufficient pressure to satisfactorily serve fixtures in the facility. A minimum pressure of 15 psi is required at top floor fixtures during demand period.

EE. Temperature. The water heating equipment shall supply adequate amounts of water according to the following temperature guidelines for:
(1) Washing, bathing, and other personal use, not more than 120°F or less than 100°F;

(2) Food preparation use, in conformance with COMAR 10.15.03; and

(3) Laundry use, in conformance with the water supply standards of the American Laundry Institute.

FF. Smoking. Each patient who must be confined to a bed for the greater part of the day shall be asked about his sensitivity or objection to smoking. Insofar as possible, non-smokers shall be housed with other non-smokers. Smoking areas shall be designated and ash trays of non-combustible material and safe design shall be provided. Patients may not smoke in bed except when confined to bed and supervised by a competent employee during the entire period of smoking.

Agency Note: In developing the facility’s policy regarding smoking, refer to Health-General Article, §24-205, Annotated Code of Maryland.

Amenities

E. Drinking Fountains. One public drinking fountain shall be provided one each floor, usable from a wheelchair.

Outdoor Area

(4) The grounds shall be kept clean, neat, attractive, and free of hazards.

New Construction: Facility-Wide

A. New Construction. In new construction, a separate room or rooms shall be provided for the administrator and staff.

Sufficient areas shall be provided to accommodate all necessary office furniture, files, and other equipment, including provision

for the safe storage of patients’ valuables.

D. Employee Facilities—New Construction. In new construction, separate locker rooms and toilet facilities shall be provided

for male and female employees in each facility.

MASSACHUSETTS

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Housekeeping/Laundry/Maintenance

(C) Waste Disposal and Garbage Disposal.
(1) Suitable sanitary procedures and equipment shall be provided for the collection, storage and disposal of all wastes and garbage.

(2) All accumulated soiled dressings, that do not meet the definition of infectious or physically dangerous medical or biological waste as set forth in 105 CMR 180.000: State Sanitary Code, Chapter VIII, and other wastes, and all garbage not disposed of by mechanical means shall be stored, both indoors and out-of-doors, in sanitary, rodent-proof, leak-proof, fire-proof, nonabsorbent, watertight containers with tight-fitting covers.

(3) Wastes and garbage shall be stored and disposed of at proper intervals in a manner to prevent fire hazard, contamination, transmission of disease, a nuisance, a breeding place for flies and insects, or feeding place for rodents.

(4) Garbage and wastes shall be stored in areas separate from those used for the preparation, storage and service of food.

(5) Equipment for proper cleaning and disinfection of these containers each time they are emptied during all seasons shall be provided.

(6) Requirements governing the disposal of infectious or physically dangerous medical or biological waste as set forth in 105 CMR 480.000: State Sanitary Code, Chapter VIII are incorporated herein by reference.

(D) Laundry and Linen Sanitation.

(1) All facilities shall provide appropriate procedures, staff and equipment to assure sufficient clean linen supplies (105 CMR 150.015(F)(4)(d)) and the proper sanitary washing and handling of linen.

(2) Handling of Soiled Linen.

(a) Soiled linen shall be placed in washable or disposable containers, transported in a sanitary manner and stored in separate, well-ventilated areas in a manner to prevent contamination and odors.

(b) Soiled linen shall not be permitted to accumulate excessively in any area of the facility.

(c) Soiled linen shall be handled and stored in such a manner as to prevent contamination of clean linen. Equipment or areas used to transport or store soiled linen shall not be used for the handling or storing of clean linen.

(d) Soiled linen shall not be sorted, laundered, rinsed or stored in bathrooms, patient's or resident's rooms, kitchens or food storage areas.

(e) Handwashing facilities with hot and cold running water, soap dispenser and paper towels shall be available in the laundry area where soiled linen is handled or sorted.

(f) Personal laundry of patients, residents or staff shall also be collected, transported, sorted, washed and dried in a sanitary manner, separate from bed linens.
(3) Handling of Clean Linen.

(a) Clean linen shall be sorted, dried, ironed and folded in a specified area separate from soiled linen and in a sanitary manner.
(b) Clean linen shall be transported, stored and distributed in a sanitary manner.
(c) Clean linen and clothing shall be stored in clean, dry dust-free closets on each floor that are easily accessible to the nurses' station and such closets shall not be used for any other purpose.
(d) When feasible, arrangements shall be made so that patients and residents who wish to do so have a safe and convenient place to wash out and dry a small amount of personal laundry.

(4) Laundry personnel shall be appropriately uniformed and adequate storage space shall be provided for the storage of their street clothing.

(E) Housekeeping and Maintenance.

(1) All facilities shall provide sufficient housekeeping and maintenance personnel to maintain the interior of the facility in good repair and in a safe, clean, orderly, attractive and sanitary manner free from all accumulation of dirt, rubbish and objectionable odors.
(2) Nursing, dietary, and other personnel providing patient care shall not be assigned housekeeping duties.

(3) A separate janitor's closet and housekeeping equipment shall be provided for each floor. Janitor's and housekeeping closets shall be separate from, and shall not open off, utility rooms or toilets.

(4) All housekeeping and maintenance equipment shall be provided and stored in janitors' closets or other suitable storage areas; they shall never be stored in lavatories, bathrooms, utility rooms, halls or stairs. In facilities that provide Level I, II or III care, the janitors closet shall be adequately lighted and ventilated and shall contain slop sink or floor receptor with hot and cold running water. In a SNCFC, storage areas or any other areas where hazardous equipment or poisonous solutions are stored, shall be locked.

(5) Housekeeping equipment and cleaning supplies shall include an adequate supply of wet and dry mops (improvised mops are not permitted), mop pails, brushes, brooms, at least one vacuum cleaner, cleaning cloths and other cleaning supplies.

(6) Housekeeping and maintenance equipment shall be kept clean, in good condition and maintained in a sanitary manner. Wet mops, dusters and cleaning cloths shall be laundered daily, dry mops twice a week.

(7) Floors, walls and ceilings shall be cleaned regularly; halls and ceilings shall be maintained free from cracks and falling plaster.

(8) Deodorizers shall not be used to cover up odors caused by unsanitary conditions or poor housekeeping.
(9) Storage areas, attics and cellars shall be kept safe and free from accumulations of extraneous materials such as refuse, furniture and old newspapers or other paper goods. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers including those used in patient or residents activities.

(10) The grounds shall be kept free from refuse and litter, and areas around buildings, sidewalks, gardens and patios kept clear of dense undergrowth, snow and ice.

(11) A pest control program shall be provided by maintenance personnel of the facility or by contract with a pest control company. Insecticides and rodenticides shall be stored in non-patient and non-food service and storage areas.

(12) Windows and doors shall be properly screened during the insect breeding season, and harborages and entrances for insects shall be eliminated.

(13) All windows, including combination windows, shall be washed inside and outside at least twice a year.

(10) Laundry Room.

(a) All facilities shall provide a laundry that is located in an area separate and apart from any area used for the storage, preparation or serving of food.

(b) When total laundry service is to be performed on the premises, sufficient space and equipment for such service shall be provided.

(c) When adequate space and equipment are not available on the premises for the proper and sanitary washing of all linens and other washable goods, or if a facility chooses not to perform total laundry service on the premises, a commercial laundry or laundry rental service shall be utilized. Even if such commercial laundry services are used, a laundry room of sufficient size to wash, dry, iron and fold bed, bath and other linen in case of an emergency, as well as to meet the personal needs of the patients or residents, shall be provided.

(d) A laundry room shall contain set tubs equipped with hot and cold running water automatic washer, drier, ironing equipment and shelving for the storage of soaps, bleaches and other laundry supplies.

(e) All space and equipment shall be adequate to meet the needs of the facility and to assure the proper and sanitary washing of linen and other washable goods.

Staff Area

(b) Toilets and washrooms shall be provided for staff separate from those rooms used by patients or residents. The number shall be appropriate to the size and needs of the facility

(11) Office Space. Appropriate space and equipment shall be provided for administrative activities and for the storage of medical records. Additional space and equipment shall be provided for staff and consultants as needed.
Corridors, Floors, and Signage

(5) Non-skid wax shall be used on all waxed floors. Throw rugs or scatter rugs shall not be used. Non-slip entrance mats may be used. Non-skid treads shall be used on stairs.

(7) All exits shall be clearly identified by exit signs, adequately lighted and free from obstruction.

(d) Signs indicating that oxygen is available, currently in use or stored shall be conspicuously posted.

(a) Doors, Screens and Windows. No hooks or locks shall be installed on doors used by patients or residents. Outside doors, windows and openings shall be protected against flies and other insects by the seasonal use of screens. All outside doors and doorways shall be made draft free by the installation of weather stripping or caulking material.

(b) Walls and Floors. Interior finished surfaces shall conform to local and state codes. Walls shall have a waterproof, glazed, painted or similar surface that will withstand washing; and floors shall be waterproof, greaseproof and resistant to heavy wear in the following areas: kitchen (main and auxiliary), food preparation and service areas, bathrooms and toilets, utility rooms and laundry.

(c) If carpeting is used in a facility, it shall conform to standards established by the Department.

Lighting, Noise, Temperature (HVAC), and Odors

(b) Adequate artificial lighting shall be available in all rooms, stairways, hallways, corridors, bathrooms, toilets, nurses’ or attendants’ stations.

(c) Adequate heating shall be provided in all rooms used by patients or residents in order to maintain a minimum temperature of 75 ° F at winter temperatures for the hours between 6:00 A.M and 10:00 P.M.; and a minimum temperature of 70 ° F at winter temperatures for the hours between 10:00 P.M. and 6:00 A.M.

(A) Water Supply.

(1) Water used in the care or treatment of patients or for other drinking, domestic, or culinary purpose shall be pure and otherwise fit for such use consistent with established standards of sanitation.

(2) Ice that comes in contact with food or drink shall be made from water of a sanitary quality and shall be stored, handled and dispensed in a sanitary manner.

(3) The volume and pressure of the water supply, in servicing sprinkler installations, shall be sufficient to meet the flow demands of the designed installation.

(4) Domestic hot water heating equipment shall have adequate capacity to supply patient areas, food preparation areas and laundry.

(5) Where the water supply of the facility, in whole or in part, is derived from a private source, the entire system of supply is within the jurisdiction of the Department of Environmental Quality Engineering under M.G.L. c. 111, § 17 and 160. The written approval of said Department is required.
prior to construction or alteration of any private water supply, and any operating supply is subject to the regulations of said Department and such orders as it may issue from time to time. The Program Director shall report any apparent violation of law in connection with the private water supply of a facility to the Department of Environmental Quality Engineering. Failure to comply with an order of said Department relative to such water supply, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.

(6) The cross-connection of a facility water supply used in the care or treatment of patients or for other drinking, domestic, or culinary purpose with any other water supply requires a permit issued under M.G.L. c. 111, § 160A, by the Department as being pure and otherwise fit for such use. The permit shall be posted in accordance with 105 CMR 150.018(E)(1). The Program Director shall report any apparent violation of M.G.L. c. 111, § 160A, to the Department of Environmental Quality Engineering. Failure to comply with an order of said Department relative to a crossconnection, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.

(7) Nothing contained in 105 CMR 150.016(A)(5) or 150.016(A)(6) shall be construed as a limitation, express or implied, upon the residual authority of the Department to make orders relative to any water supply found to endanger the public health.

(B) Sewage Disposal. All sewage shall be discharged into a municipal sewerage system where such is available; otherwise, the sewage shall be collected, treated, and disposed of by means of a private sewerage system in conformity with 105 CMR 150.016(B)(1) and 150.016(B)(2).

(1) In the case of a private sewerage system, prior approval by the Department of Environmental Quality Engineering for construction or alteration is required under M.G.L. c. 111, § 17, and any operating system is subject to the provisions of the State Environmental Quality Engineering under M.G.L. c. 21A, § 13. Said Code may be enforced by either the Department of Environmental Quality Engineering or the appropriate local board of health, or by both. The Program Director shall report any apparent violation of M.G.L. c. 111, § 17, or of the State Environmental Code in connection with the private sewerage system of a facility to the Department of Environmental Quality Engineering. Failure to comply with an order by said Department or by a local board relative to such system, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.

(2) Nothing contained in 105 CMR 150.016(B)(1) shall be construed as a limitation, express or implied, upon the residual authority of the Department to make orders relative to any sewerage system found to endanger the public health.

(j) Hot water supplied to fixtures accessible to patients or residents shall be controlled to provide a maximum temperature of 110 ° F.

(13) Heating and Air Conditioning Equipment.
(a) The heating system shall be in conformity with the rules and Regulations outlined by the Department of Public Safety under M.G.L. c. 148.

(b) Every facility shall be equipped with a heating system that is sufficient to maintain a minimum temperature of 75 ° F throughout the facility at all times at winter temperatures.

(c) Portable room heaters, such as space heaters, plug-in electric heaters, or heaters using kerosene, gas or other open-flame methods, are prohibited.

(d) Heating fixtures and all exposed pipes in patient areas shall be shielded for the safety of patients or residents.

(e) Every facility shall by June 21, 2000 provide air conditioning in dining rooms, activity rooms, day rooms, solariums, sitting rooms or equivalent other common resident areas that is capable of maintaining a maximum temperature of 75 ° F in those areas at all times at summer design temperatures. Temperatures must be maintained at a level which ensures the comfort and health of residents of the facility.

(14) Ventilation. (See 105 CMR 150.015(F)(5).)

(a) Each patient or resident room shall have adequate ventilation.

(b) Bathrooms, toilets and utility rooms shall have direct access to the outside by means of suitable windows or a forced system of exhaust that shall be maintained in a sanitary manner and kept in good repair.

(15) Lighting.

(a) Adequate electric lighting maintained in good repair shall be provided throughout the facility in accordance with the provisions of the M.G.L. c. 111, § 72C, as amended, and the recommended Levels of the Illuminating Engineering Society. All electrical installations shall be in accordance with the Commonwealth of Massachusetts, Department of Public Safety, Board of Fire Prevention Regulations, Massachusetts Electrical Code 527 CMR 12.00 and all local regulations.

(b) Adequate lighting shall be provided in each patient or resident room to provide an adequate, uniform distribution of light. No electric bulb under 60 watts shall be used for illumination for patients’ or residents’ use.

(c) Night lights shall be provided in corridors, stairways, bathrooms, toilets and nurses or attendants’ stations and patients’ or residents’ bedrooms. Night lights for hallways stairways and bathrooms shall have at least 15 watt bulbs.

(d) Outside walks, parking lots and entrances shall be adequately lighted.

(16) Emergency Electrical Systems. All facilities providing Level I/II care shall provide an emergency source of electricity that meets the following requirements.

(a) The emergency source of electricity shall be connected to circuits designated in 105 CMR 150.017(B)(16)(c) through (e) for lighting and power to provide electricity during an interruption of normal electric supply that could affect the nursing care, treatment or safety of the occupants.
(b) The emergency source of electricity shall consist of a generating set, including a prime mover and generator. It shall be located on the facility premises and shall be reserved exclusively for supplying the emergency electrical system. The set shall be of sufficient kilowatt capacity to supply all lighting and power demands of the emergency system. The power factor rating of the generator shall not be less than 80%.

(c) The emergency electrical system shall be connected to circuits for lighting of nurses’ stations, attendants’ stations, medicine preparation areas, generator set location and boiler room.

(d) The emergency electrical system shall be connected to circuits necessary to provide protection of vital equipment and material and for operation of equipment essential to the health and safety of occupants, including but not limited to nurse’s call system, alarm system, fire pumps (if installed), sewage or sump lift pumps (if installed), corridor duplex receptacles in patient areas, equipment for maintaining telephone service, paging or speaker systems, refrigerators, freezers, burners and pumps necessary for the operation of one or more boilers and their controls required for heating.

(e) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms unless the nursing home is supplied by at least two utility service feeders, each supplied by separate generating sources.

(f) An automatic transfer switch shall be installed to transfer to emergency power within ten seconds.

(C) A SNCFC shall provide a specially adapted vehicle, either purchased or leased, or shall contract for the services of a specially adapted vehicle. Such vehicle shall be properly insured and staffed for the safe transport of patients to offsite habilitative, therapeutic recreational and non-emergency medical services.

Amenities

(10) There shall be at least one functioning telephone on each floor or in each unit where patients, residents or personnel reside. These telephones shall be free of locks and shall be available for use in emergency for both incoming and outgoing calls. In addition, all facilities shall provide at least one telephone for patient or resident use, which may be coin operated, that is located so as to assure privacy during use; is a single line without an extension; is placed and positioned at a height so that the equipment is fully accessible to individuals in wheelchairs; is equipped with sound amplification for those with hearing disabilities and so identified with instructions for use. For existing facilities, the Division may grant a waiver of 105 CMR 150.015(C)(10) if it is demonstrated that enforcement would result in unreasonable hardship upon the facility. All facilities shall comply with the provisions of 105 CMR 150.015(C)(10) by December 23, 1983 except that it the facility demonstrates that major structural changes are necessary, compliance shall be achieved by June 23, 1984.

Outdoor Area

New Construction: Facility-Wide
MINNESOTA

Housekeeping/Laundry/Maintenance

4658.1410 LINEN. Nursing home staff must handle, store, process, and transport linens so as to prevent the spread of infection according to the infection control program and policies as required by part 4658.0800. These laundering policies must comply with the manufacturer's instructions for the laundering equipment and products and include a wash formula addressing the time, temperature, water hardness, bleach, and final pH.

Subp.

Physical plant. The physical plant, including walls, floors, ceilings, all furnishings, systems, and equipment must be kept in a continuous state of good repair and operation with regard to the health, comfort, safety, and well-being of the residents according to a written routine maintenance and repair program.

Subp. 4. Housekeeping. A nursing home must provide housekeeping and maintenance services necessary to maintain a clean, orderly, and comfortable interior, including walls, floors, ceilings, registers, fixtures, equipment, lighting, and furnishings.

Subp. 8. Janitor's closet. The janitor's closet and all other areas used by the environmental services personnel must be kept clean.

Subp. 9. Storage of supplies. Supplies must be stored above the floor to facilitate cleaning of the storage area. Supplies must be identified. Toxic substances must be clearly identified and stored in a locked enclosure. Sterile supplies must be stored to maintain sterility and integrity in packaging. All substances, such as cleaning agents, bleaches, detergents, disinfectants, pesticides, paints, and flammable liquids, must be stored separately from all food and drugs.
Subp. 11. Insect and rodent control. Any condition on the site or in the nursing home conducive to the harborage or breeding of insects, rodents, or other vermin must be eliminated immediately. A continuous pest control program must be maintained by qualified personnel.

4658.1420 SOLID WASTE DISPOSAL.

Solid wastes, including garbage, rubbish, recyclables, and other refuse must be collected, stored, and disposed of in a manner that will not create a nuisance or fire hazard, nor provide a breeding place for insects or rodents. Accumulation of combustible material or waste in unassigned areas is prohibited.

58.5205 LAUNDRY; EXISTING CONSTRUCTION.

A laundry, if provided in the nursing home, must be sized and equipped to handle the laundering of all linen and personal clothing to be processed in the nursing home.

4658.5210 SOILED LINEN COLLECTION ROOM; EXISTING CONSTRUCTION.

A separate, enclosed soiled linen room must be provided for the collection, storage, and sorting of soiled linen to be processed in the laundry processing room or by an outside laundry service.

4658.5215 LAUNDRY EQUIPMENT; EXISTING CONSTRUCTION.

Laundry equipment must be of commercial type and must be of sufficient size and quantity for the size of the facility. The washer installation must be constructed of materials capable of meeting the operating requirements in part 4658.1410. Any new or replacement washer must be capable of measuring and displaying internal water temperatures.

4658.5220 CLEAN LINEN STORAGE; EXISTING CONSTRUCTION.

Rooms, closets, or enclosed carts must be provided for the storage of clean linen.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

Minnesota Rules, Table of Chapters
Table of contents for Chapter 4658

4658.5225 LAUNDRY FOR PERSONAL CLOTHING; EXISTING CONSTRUCTION.

Provision must be made for the washing of personal clothing either within or outside the facility. Residential-grade equipment may be used for the washing of personal clothing.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

Minnesota Rules, Table of Chapters
Table of contents for Chapter 4658
4658.5230 REFUSE; EXISTING CONSTRUCTION.

Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located conveniently to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.

Subp. 2. Incinerator. An incinerator, if provided, must be in a separate room, or in a designated area within the boiler or heater room, or outdoors. An incinerator, if provided, must comply with parts 7011.1201 to 7011.1285.

New Construction: Housekeeping

4658.4170 STORAGE; NEW CONSTRUCTION.

Subpart 1. Equipment and supplies.

Subp. 2. Housekeeping supplies. An area for the storage of housekeeping supplies and equipment must be provided in each janitor's closet.

4658.4175 JANITOR'S CLOSET; NEW CONSTRUCTION.

A janitor's closet must be provided for each resident floor or nursing area.

4658.4320 WASHING OF GARBAGE CANS; NEW CONSTRUCTION.

An area, separated from the dietary area, equipped with a floor drain, must be provided for the washing of garbage cans.

4658.4325 LAUNDRY, SIZE AND LOCATION; NEW CONSTRUCTION.

Subpart 1. Laundry. The laundry, if provided in the facility, must be sized and equipped to handle the laundering of all linen and personal clothing to be processed in the facility.

Subp. 2. Entrance. The entrance to a soiled linen collection room or to a laundry processing room must be located away from resident living areas and the entrance to the kitchen. Door widths to laundry areas must allow for movement of equipment and linen carts.

4658.4330 SOILED LINEN COLLECTION ROOM; NEW CONSTRUCTION.

Subpart 1. Soiled linen collection room. A separate, enclosed soiled linen collection room must be provided for the collection, storage, and sorting of soiled linen to be processed in the laundry processing room or by an outside laundry service.

Subp. 2. Location. The soiled linen collection room must be located at the soiled side of the laundry processing room. A soiled linen collection room for facilities with outside laundry service must be located near the service entrance.

4658.4335 LAUNDRY PROCESSING ROOM; NEW CONSTRUCTION.
The laundry processing room must be arranged and equipped to allow for the orderly, progressive flow of work from the soiled area to the clean area. The layout of the processing area must minimize linen transportation and avoid cross-traffic between clean and soiled operations. Laundry operations must be physically separated by a floor area. The processing room must provide space for the storage of supplies and equipment. Space for storage of laundry carts must be provided within the laundry area. Handwashing facilities must be available for the area. A two-compartment laundry tub must be provided and must be of a material with a nonabsorbent, smooth, permanent finish. A laundry tub may be provided with fittings for the required handwashing facilities.

4658.4340 LAUNDRY EQUIPMENT; NEW CONSTRUCTION.

The laundry equipment must be of commercial type and must be of sufficient size and quantity for the size of the facility. The washer installation must be constructed of materials capable of meeting the operating requirements in part 4658.1410. The washer must be capable of measuring and displaying internal water temperatures.

4658.4345 CLEAN LINEN STORAGE; NEW CONSTRUCTION.

Rooms, closets, or enclosed carts must be provided for the storage of clean linen.

4658.4350 LAUNDRY FOR PERSONAL CLOTHING; NEW CONSTRUCTION.

Provision must be made for the washing of personal clothing either within or outside the facility. Residential-grade equipment may be used for the washing of personal clothing.

4658.4355 REFUSE; NEW CONSTRUCTION.

Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located convenient to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.

Subp. 2. Incinerator. An incinerator, if provided, must be in a separate room, or in a designated area within the boiler or heater room, or outdoors. An incinerator, if provided, must comply with parts 7011.1201 to 7011.1285.

4658.4440 LINEN AND TRASH CHUTES; NEW CONSTRUCTION.

The minimum diameter of a gravity-type chute must be two feet. The ceiling space between shaft walls and the discharge end of the chute must be sealed to prevent odors from leaking into the enclosing shaft space.

4658.4540 LAUNDRY AREA; NEW CONSTRUCTION.

Air in the laundry must be vented away from the finishing and ironing area and toward the extracting and washing area. The general air movement must be from the clean area to the soiled area, and must be of sufficient volume to remove steam, odors, and excessive heat. Dryers must be provided with a lint collector. Horizontal exhaust ducts must exhaust to the outside. The ducts must be provided with access panels for cleaning.
The physical plant of the secured unit must include, at a minimum, resident bedrooms, a central bathing area, dayroom, dining room, nurses’ station, clean utility room, and soiled utility room. The dining room and dayroom spaces in the secured unit must comply with part 4658.4200.

Staff Area

4658.5235 FACILITIES FOR PERSONNEL; EXISTING CONSTRUCTION.

Locker and toilet facilities must be provided for personnel.

Corridors, Floors, and Signage

4658.5015 CORRIDOR HANDRAILS; EXISTING CONSTRUCTION.

Securely anchored, durable handrails must be provided on both sides of corridors used by residents. If a length of corridor space between doorways is 60 inches or less, a handrail is not necessary for that portion of the corridor.

Lighting, Noise, Temperature (HVAC), and Odors

Subp. 6. Heating, air conditioning, and ventilation. A nursing home must operate and maintain the mechanical systems to provide comfortable and safe temperatures, air changes, and humidity levels. Temperatures in all resident areas must be maintained according to items A to C:

A. For construction of a new physical plant, a nursing home must maintain a temperature range of 71 degrees Fahrenheit to 81 degrees Fahrenheit at all times.

B. For existing facilities, a nursing home must maintain a minimum temperature of 71 degrees Fahrenheit during the heating season.

C. Variations of the temperatures required by items A and B are allowed if the variations are based on documented resident preferences.

Subp. 7. Hot water temperature. Hot water supplied to sinks and bathing fixtures must be maintained within a temperature range of 105 degrees Fahrenheit to 115 degrees Fahrenheit at the fixtures.

Subp. 10. Boiler water additives. Precautions must be taken to ensure that the type and concentration of boiler water additives is not harmful if steam is used for humidification or comes into direct contact with food.

4658.1425 OZONE GENERATORS.

Ozone generators are prohibited.

4658.4520 VENTILATION PRESSURE RELATIONSHIPS AND VENTILATION FOR CERTAIN AREAS IN NURSING HOMES; EXISTING AND NEW CONSTRUCTION.

Graphic to go here currently not available

chart here.

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Symbols:

Air Pressure Relationships:
+ = Positive;
- = Negative;
0 = Neutral

Air Changes, Supply, Exhaust:
- = Optional

1 Areas with equal or positive pressure relationships to adjacent areas must be provided with tempered make-up air.

4658.5400 HEATING SYSTEM; EXISTING CONSTRUCTION.

The heating system must be capable of maintaining a minimum temperature of 71 degrees Fahrenheit in all resident areas during the heating season.

4658.5405 VENTILATION REQUIREMENTS; EXISTING CONSTRUCTION.

Existing facilities must have mechanical exhaust ventilation in the kitchen, laundry, soiled linen collection room, soiled utility rooms, and toilet areas, except if the toilet area is private or semiprivate, and is provided with window ventilation. Ventilation must be provided according to part 4658.4520.

4658.5410 MECHANICAL ROOMS; EXISTING CONSTRUCTION.

Mechanical rooms below grade, located in buildings constructed after 1972, with equipment using liquefied petroleum gas, must have continuous mechanical ventilation providing a pressure which is equal to or greater than atmospheric.

4658.5415 FILTERS; EXISTING CONSTRUCTION.

All air supplied to the nursing home must be free from harmful particulate matter, any type of combustion products or contaminates, obnoxious odors, or exhausted air from the building or adjoining property.

4658.5500 DISTRIBUTION PANEL BOARDS; EXISTING CONSTRUCTION.

All circuits in light and power panels must be identified with a typewritten index. Doors on electrical panel boards accessible to residents must be equipped with a lock.

4658.5505 INTERIOR LIGHTING; EXISTING CONSTRUCTION.

A source of interior lighting must be provided in every room in the nursing home. Each resident bedroom must be provided with a reading light for each occupant. Lighting levels in all areas of the nursing home must be suitable to tasks the resident chooses to perform or the nursing home staff must perform. A nursing home may install rheostats to provide varying levels of illumination in resident areas.

4658.5510 FIRE ALARM SYSTEMS; EXISTING CONSTRUCTION.

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Fire alarm systems and sprinkler systems must be provided according to chapter 1305.

4658.5520 EMERGENCY ELECTRIC SERVICE; EXISTING CONSTRUCTION.

To provide electricity during an interruption of the normal electrical power supply that affects medical care, or safety of the occupants, an emergency source of electrical power must be provided and connected to certain circuits for lighting and the nurse call system. The emergency system must provide lighting for the nurses' station, telephone switchboard, resident corridors, exits, the boiler or heating system room, and, if provided, the emergency generator room. The emergency electrical service must assure functioning of the fire detection, alarm, and suppression systems, and the life support systems. Emergency electrical service must be provided by one of the following methods:

A. a battery-operated system with automatic controls and recharging if effective for four or more hours; or

B. an on-site emergency generator. The emergency generator, if provided, must be operated and tested according to the manufacturer’s instructions. It is recommended that the emergency generator system include all items necessary for the functioning of the heating system. An automatic transfer switch is recommended.

Amenities

4658.5245 BARBER AND BEAUTY SHOP SERVICES ROOM; EXISTING CONSTRUCTION.

In buildings constructed after 1972, a room must be provided and equipped for barber and beauty shop services.

Outdoor Area

Subp. 3. Grounds. The grounds must be maintained with regard to the health, comfort, safety, and well-being of the residents. Driveways, walks, outside steps, and ramps must be maintained in good condition for access and safe use at all times.

4658.5230 REFUSE; EXISTING CONSTRUCTION.

Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located conveniently to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.

New Construction: Facility-Wide

4658.4020 FINAL MECHANICAL AND ELECTRICAL PLANS; NEW CONSTRUCTION.

Final mechanical and electrical plans and specifications must address the complete layout and type of all installations, systems, and equipment to be provided according to this chapter. Heating plans must include heating elements, piping, thermostatic controls, pumps, tanks, heat exchangers, boilers, breeching, and accessories. Ventilation plans must include room air quantities, ducts, fire and smoke dampers, exhaust fans, humidifiers, and air handling units. Plumbing plans must include a fixtures and equipment fixture schedule; water supply and circulating piping, pumps, tanks, riser diagrams, and building drains; the size, location, and elevation of water and sewer services; and the
building fire protection systems. Electrical plans must include fixtures and equipment, receptacles, switches, power outlets, circuits, power and light panels, transformers, and service feeders. Plans must show location of nurse call signals, telephones, fire alarm stations and detectors, and emergency lighting.

4658.4120 HANDRAILS AND CORRIDORS; NEW CONSTRUCTION.

Subpart 1. Handrails. Securely anchored, durable handrails must be provided on both sides of corridors used by residents. If a length of corridor space between doorways is 60 inches or less, a handrail is not necessary for that portion of the corridor. The handrails must be mounted at a height of 32 to 34 inches to the top of the handrail. The handrail must be a round or oval section, 1-1/2 to two inches in diameter, and the clear distance between the handrail and wall must be 1-1/2 inches. The handrail must be designed to provide the means for a full hand grip around the handrail. Wall bracket supports must be provided at least six feet on center, and the mounted brackets must be capable of supporting a load of not less than 250 pounds. The following two diagrams illustrate two acceptable handrails.

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Subp. 2. Corridor width. The unobstructed width of all corridors in resident areas must be at least eight feet. All exits must comply with the Minnesota State Building Code.

4658.4160 DRINKING FOUNTAINS; NEW CONSTRUCTION.

Refrigerated drinking fountains must be provided in resident areas, the recreational or activities area, and in or near the dining area.

4658.4170 STORAGE; NEW CONSTRUCTION.

Subp. 3. Yard maintenance equipment and supplies.

Separate enclosed storage space for the storage of yard maintenance equipment and supplies must be provided outside the nursing home.

4658.4355 REFUSE; NEW CONSTRUCTION.

Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located convenient to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.

Subp. 2. Incinerator. An incinerator, if provided, must be in a separate room, or in a designated area within the boiler or heater room, or outdoors. An incinerator, if provided, must comply with parts 7011.1201 to 7011.1285.

4658.4360 COVERED ENTRANCE AREA; NEW CONSTRUCTION.

At least one covered entrance area must be provided to protect residents from weather. The covered entrance must extend from the curb line to the building.
**4658.4375 BARBER AND BEAUTY SHOP SERVICES; NEW CONSTRUCTION.**

A room must be provided and equipped for barber and beauty shop services.

**4658.4400 AREA HEAT PROTECTION; NEW CONSTRUCTION.**

Floors and walls for resident living areas which are overheated due to adjoining heat sources must be insulated or otherwise protected to prevent the surface from exceeding a temperature of 85 degrees Fahrenheit.

**4658.4405 DOOR HANDLES; NEW CONSTRUCTION.**

Lever-type door handles must be provided on all hinged doors to resident areas.

**4658.4410 DUMBWAITERS AND CONVEYORS; NEW CONSTRUCTION.**

Enclosed dumbwaiter pits and conveyor spaces must be provided with access for cleaning. Operation of dumbwaiters must comply with parts 5205.0400 to 5205.0490.

**4658.4415 ELEVATORS; NEW CONSTRUCTION.**

Subpart 1. **Elevators.** Shaft enclosures and elevator installations must be provided in accordance with part 4658.3500, subpart 5. Elevators must be provided in all facilities where residents occupy or use more than the entrance or first floor level.

Subp. 2. **Elevator cab size.** At least one elevator must have an inside cab dimension of at least five feet wide and seven feet deep. The car doors must have a clear opening of at least three feet, eight inches.

**4658.4420 EXTERIOR MECHANICAL SHAFTS; NEW CONSTRUCTION.**

Exterior shafts serving equipment for resident areas must be constructed to prevent accumulation of dirt, leaves, or snow. least three feet, eight inches.

**4658.4425 FLOOR JOINTS; NEW CONSTRUCTION.**

Thresholds and expansion joint covers must be flush with the floor, except at exterior doors. Adjacent dissimilar floor materials must be flush with each other to provide an unbroken surface.

**4658.4430 NONSKID SURFACES; NEW CONSTRUCTION.**

Stairways, ramps, bathtubs, and showers must be provided with nonslip surfaces.

**4658.4435 GLASS PROTECTION; NEW CONSTRUCTION.**

Any full height window or glass partition of clear glass which has the sill placed at or up to 18 inches above floor level must be constructed of safety glass and must be provided with a railing or some other structural safety barrier at a height of at least 30 inches above the floor. Glass doors must be constructed of safety glass and must be provided with a push bar or with decals or markings.
4658.4445 OVERHEAD PIPING; NEW CONSTRUCTION.

Overhead piping must not be exposed in dietary areas, clean storage, and clean linen areas. Waste lines over food preparation areas, food storage areas, clean storage areas, and electrical panels are prohibited. Plumbing waste lines and vents must not be located within ventilation plenums.

4658.4450 PROTECTION RAILINGS; NEW CONSTRUCTION.

Protection railings, 42 inches high, must be provided for top landings of stairs, window wells, and open air shafts in areas accessible to residents.

4658.4455 CEILING HEIGHTS; NEW CONSTRUCTION.

Minimum ceiling heights must be provided as follows:

A. Boiler room ceilings must be at least five feet higher than the top of the boiler unit and at least two feet, six inches above the main boiler head and connecting piping with a minimum total height of nine feet.

B. Ceilings in corridors, storage rooms, resident toilet rooms, and other minor rooms must not be less than seven feet, six inches.

C. Ceilings in all other rooms must not be less than eight feet.

4658.4460 CEILINGS, WALLS, AND FLOORS; NEW CONSTRUCTION.

Ceilings, walls, and floors must be of a type or finish to permit good maintenance including frequent washing, cleaning, or painting. Walls in areas subject to local wetting must be provided with a hard, nonabsorbent surface. Floors in areas subject to local wetting must be finished with a smooth, hard, nonslip, nonabsorbent surface. In dietary areas, floor surfaces must be grease resistant. Carpeting in resident areas must be of high density, low-pile construction which is cleanable and facilitates wheeled traffic.

4658.4500 PLUMBING SYSTEMS; NEW CONSTRUCTION.

Subpart 1. Installation. All plumbing systems must be installed and tested according to this chapter and chapter 4715, the Minnesota Plumbing Code.

Subp. 2. Area drainage. Roofs, basements, tunnels, pits, shafts, areaways, courts, yards, and drives must be properly drained to eliminate intrusion of rain water or groundwater into the building. Floor drains in exterior areaways and similar installations must be provided with a running trap located inside the building to prevent freeze-up in the winter.

Subp. 3. Pipe insulation. Sufficient insulation must be provided for all water and steam piping to assure proper functioning of the systems, provide safety against burns, and to prevent undesirable condensation or heat transfer in areas for residents.

Subp. 4. Hot water supply. Circulating hot water must be provided in all hot water mains and in risers more than three stories high to assure hot water at the fixtures. The domestic hot water heating equipment must be installed, operated, and maintained according to chapter 4715, the
Minnesota Plumbing Code. The domestic hot water heating equipment must have sufficient capacity and recovery to supply water at minimum temperatures at the point of use as follows:

A. resident bedrooms and service areas, 105 degrees Fahrenheit, with a maximum temperature at the point of use of 115 degrees Fahrenheit;

B. mechanical dishwashing, 180 degrees Fahrenheit;

C. washers in the laundry, 160 degrees Fahrenheit; and

D. mechanical sanitizing of nursing utensils, 180 degrees Fahrenheit. If a thermostatically controlled mixing valve is used, it must be of the "fail-safe" type which prevents flow of hot water in case the cold water supply fails. Heaters must be insulated and provided with a thermometer.

Subp. 5. Dishwashing machine. The dishwashing machine must be of a commercial type equal to the standards established by NSF International Standard No. 3, and must be of a size that can accommodate food trays. The water supply line at the machine must be provided with a pressure-reducing valve, pressure gauge, and vacuum breaker. The rinse water flow pressure must be maintained between 15 and 25 pounds per square inch at the machine by the use of a pressure reducing valve. A pressure gauge must be installed immediately after the reducing valve. A recirculation system and pump must be provided if the final rinse water heater is located more than five feet from the dishwasher. The drain must be an indirect waste connection to a trapped floor drain, or it must be a trapped connection to a branch with a floor drain without a backwater valve in the horizontal branch.

Subp. 6. Floor drains. Floor drains must not be installed in areas for food storage. Floor drains must not be directly connected to ventilation equipment or air supply plenums.

4658.4505 PLUMBING; NEW CONSTRUCTION.

Subpart 1. Institutional fittings. Institutional fittings must include a mixing faucet, gooseneck spout or other approved spout, wrist-action controls, and an open grid strainer on the waste in the sinks. The spout must provide a minimum vertical distance of five inches from its discharge point to the rim of the fixture, and a minimum horizontal bowl clearance of seven inches between the discharge point and the inside face of the rim. The blades on wrist-action controls must not exceed 4-1/2 inches in length, except that handles on clinical sinks must not be less than six inches long.

Subp. 2. Flushing rim service sinks or clinical sinks.

Flushing rim service sinks or clinical sinks must have an integral trap in which the upper portion of a visible trap seal provides a water surface. A bedpan cleaning device must be included at the clinical sink in soiled utility rooms. If a spray nozzle is included, there must be a way to control the water flow and pressure from the nozzle to minimize aerosolization.

Subp. 3. Sterilizer vent systems. All sterilizers requiring vapor vents must be connected with a vapor venting system extending up through the roof independent of the plumbing fixture vent system. The vertical riser pipe must be provided with a drip line which discharges into the drainage system through an air gap or open waste fixture. The
connection between the fixture and the vertical vent riser pipe must be made by means of a horizontal offset. Vent material must be erosion and corrosion resistant.

**4658.4510 HEATING AND COOLING; NEW CONSTRUCTION.**

Subpart 1. **Design and installation.** Heating and cooling systems must be capable of maintaining a temperature of 71 degrees Fahrenheit to 81 degrees Fahrenheit in all resident areas. Areas must be zoned according to use and exposure, and must be provided with thermostatic temperature controls. The humidification system must be capable of maintaining a space humidity between 25 percent relative humidity and 50 percent relative humidity.

Subp. 2. **Isolation of major components.** A means of isolating major sections or components in the heating and cooling systems must be provided. Supply and return mains, and risers of space heating and cooling systems must be valved to isolate the various sections of each system. Each piece of equipment must be valved at the supply and return ends. Any pump on which the heating and cooling systems are dependent should be installed in duplicate for standby service in a nursing home.

Subp. 3. **Controls and gauges.** All valves and controls must be placed for convenient access and use, and thermometers and gauges must be mounted for easy observation.

Subp. 4. **Heating and cooling elements.** Heating and cooling elements must be located so as not to interfere with beds in residents' rooms. Tubing and casing of gravity-type heating and cooling convectors must be mounted at least four inches above the floor and be provided with removable sturdy covers in order to facilitate cleaning.

Subp. 5. **Forced flow room units.** Cabinets for forced flow heating or cooling units must be sturdy and must be mounted either continuously along the floor with a tight fit or at least four inches above the floor. Outside air must be filtered. The interior air grill for recirculation must be located not less than four inches above the floor, on floor mounted units. Fans or blowers must be of a quiet operating type, and the fan or blower housing must not be directly connected to the metal of the unit cabinet. Recirculated air must be passed through the filter. The filter must be replaceable from within the room.

**4658.4515 VENTILATION REQUIREMENTS; NEW CONSTRUCTION.**

Mechanical supply and exhaust ventilation must be provided for all areas according to part 4658.4520. The systems must be designed and balanced to provide the pressure relationships described in part 4658.4520. Areas not covered in part 4658.4520 must be ventilated according to the Minnesota State Building Code. Areas requiring an equal or positive pressure relationship to adjacent areas according to part 4658.4520 must be provided with tempered makeup air. All air-supply and air-exhaust systems must be mechanically operated. Required exhaust ventilation must not be activated by a light switch. All fans serving exhaust systems must be located at the discharge end of the system. The ventilation rates shown in part 4658.4520 are minimum acceptable rates, and do not preclude the use of higher ventilation rates if the rates do not result in undesirable velocities in resident areas.

**4658.4520 VENTILATION PRESSURE RELATIONSHIPS AND VENTILATION FOR**
CERTAIN AREAS IN NURSING HOMES; EXISTING AND NEW CONSTRUCTION.

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Symbols:

Air Pressure Relationships:
+ = Positive;
- = Negative;
0 = Neutral

Air Changes, Supply, Exhaust:
- = Optional

Areas with equal or positive pressure relationships to adjacent areas must be provided with tempered make-up air.

4658.4525 FRESH AIR INTAKES; NEW CONSTRUCTION.

Fresh air intakes for ventilation systems must be located at least 25 feet away from a ventilation exhaust, combustion exhaust, or driveway or parking area. The bottom of fresh air intakes serving central air systems must be located as high as possible, but at least four feet above grade, or, if installed through the roof, at least two feet above roof level. Air intakes for individual room units must be at least one foot, six inches above outside grade. Any exhaust system or waste chute vent must terminate at least 25 feet away from windows that can be opened.

4658.4530 HEIGHT OF REGISTERS; NEW CONSTRUCTION.

Wall openings for air supply or return must be located at least four inches above the floor.

4658.4545 MECHANICAL ROOMS; NEW CONSTRUCTION.

Mechanical rooms with equipment using liquefied petroleum gas (LPG) or flammable liquid fuels producing vapors heavier than air must be provided with continuous mechanical outdoor air ventilation that provide a pressure which is equal to or greater than atmospheric, to remove accumulations of gas or vapor at the floor level. A relief or exhaust vent must be located within 12 inches below the ceiling, and a relief or exhaust vent must be located within 12 inches above the floor.

4658.4550 FILTERS; NEW CONSTRUCTION.

Subpart 1. Air supply. All air supplied to the nursing home must be free from harmful particulate matter, any type of combustion products or contaminates, obnoxious odors, or exhausted air from the building or adjoining property.

Subp. 2. Filters. All outside air introduced into living and service areas of a nursing home must be filtered. Return air to central ventilation systems must be filtered. All central ventilation or air conditioning systems must be equipped with a minimum of one filter bed. The filter bed must be located upstream of the air conditioning equipment, unless a prefilter is employed. If a prefilter is
employed, the prefilter must be upstream of the equipment and the main filter may be located further downstream. Filter frames must be durable and proportioned to provide an airtight fit with the enclosing ductwork.

Subp. 3. **Filter efficiencies.** Filters installed in all central ventilation or air conditioning systems must have a minimum efficiency of 25 percent. All filter efficiencies must be average atmospheric dust spot efficiencies tested according to the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE) Standard No. 52.1-1992.

Subp. 4. **Autoclave room.** If there is a large autoclave in the nursing home, it must be located in a separate room provided with supply and exhaust ventilation. If an autoclave is built into a separate equipment room, the equipment room must be provided with exhaust ventilation.

4658.4600 DISTRIBUTION PANEL BOARDS; NEW CONSTRUCTION.

Subpart 1. **Circuit index.** All circuits in light and power panels must be identified with a typewritten index. Doors on electrical panel boards accessible to residents must be equipped with a lock.

Subp. 2. **Panel boards.** Lighting and appliance panel boards must be provided for the circuits on each floor, except for emergency system circuits.

4658.4605 CORRIDOR RECEPTACLES; NEW CONSTRUCTION.

Single receptacles on a separate circuit for equipment such as floor cleaning machines must be installed approximately 50 feet apart in all corridors and within 25 feet of ends of corridors.

4658.4610 SWITCHES AND RECEPTACLES; NEW CONSTRUCTION.

Switches must be placed between 42 inches and 48 inches above the floor. Convenience outlets for electrical appliances must be located to avoid danger in wet areas.

4658.4615 INTERIOR LIGHTING; NEW CONSTRUCTION.

A source of lighting must be provided in every room in the nursing home. Lighting levels in all areas of the nursing home must be adequate and comfortable. "Adequate lighting" means levels of illumination suitable to tasks the resident chooses to perform or the nursing home staff must perform. The installation of rheostats to provide varying levels of illumination in resident areas deemed appropriate by the nursing home is acceptable. "Comfortable lighting" means lighting that minimizes glare and provides maximum resident control, where feasible, of the intensity, location, and direction of illuminations so that visually impaired residents can maintain or enhance independent functioning. The design of the lighting system must:

A. minimize direct, reflected, and contrast glare;

B. provide consistent and even illumination of wall surfaces and floors;

C. be residential in appearance;

D. incorporate lamp colors that do not distort the true color of people, objects, or architectural elements; and
E. be energy efficient. Where feasible, indirect lighting by fluorescent lamps concealed by architectural molding or wall sconces is preferred. Electronic ballasts must be used for all fluorescent light fixtures. Full spectrum fluorescent and halogen lamps must not be used for task lighting. The lighting system must use natural light to the fullest extent possible in conjunction with artificial lighting. Illumination levels at transitions between outside daylight and interior light levels at entry ways must be equalized.

**4658.4620 FIRE ALARM SYSTEMS; NEW CONSTRUCTION.**

Fire alarm systems and sprinkler systems must be provided in accordance with chapter 1305.

**4658.4640 EMERGENCY ELECTRIC SERVICE; NEW CONSTRUCTION.**

To provide electricity during an interruption of the normal electrical power supply that affects medical care, or safety of the occupants, an emergency source of electrical power must be provided and connected to certain circuits for lighting and the nurse call system. The emergency system must provide lighting for the nurses’ station, telephone switchboard, resident corridors, exits, the boiler or heating system room, and, if provided, the emergency generator room. The emergency electrical service must assure functioning of the fire detection, alarm, and suppression systems, and the life support systems. Emergency electrical service must be provided by one of the following methods:

A. a battery-operated system with automatic controls and recharging if effective for four or more hours; or

B. an on-site emergency generator. The emergency generator, if provided, must be operated and tested in accordance with the manufacturer’s instructions. It is recommended that the emergency generator system include all items necessary for the functioning of the heating system. An automatic transfer switch is recommended.

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**MISSISSIPPI**

**Housekeeping/Laundry/Maintenance**

132.02 **Disposal of Liquid and Human Wastes.**

1. There shall be installed within the facility a properly designed waste disposal system connecting to all fixtures to which water under pressure is piped.

2. All liquid and human waste, including floor-wash water and liquid waste from refrigerators, shall be disposed of through trapped drains into a public sewer system where such system is available.

3. In localities where a public sanitary sewer is not available, liquid and human waste shall be disposed of through trapped drains into sewerage disposal system approved by the local county health department and/or the Mississippi Department of Health. The sewerage disposal system shall be of a size and capacity based on the number of residents and personnel housed and
employed in the facility. Where the sewerage disposal system is installed prior to the opening of the facility, it shall be assumed, unless proven otherwise, that the system was designed for ten (10) or fewer persons.

132.04 Control of insects, rodents, etc. The facility shall be kept free of ants, flies, roaches, rodents, and other insects and vermin. Proper methods for their eradication and control shall be utilized.

132.06 Garbage Disposal.

1. Garbage must be kept in water-tight suitable containers with tight fitting covers. Garbage containers must be emptied at frequent intervals and cleaned before using again.

2. Proper disposition of infectious materials shall be observed.

133 REGULATED MEDICAL WASTE

133.01 Standards and Requirements. All the requirements of the standards set forth in this section shall apply, without regard to the quantity of medical waste generated per month, to any generator of medical waste.

134.01 Housekeeping Facilities and Services.

1. The physical plant shall be kept in good repair, neat, and attractive. The safety and comfort of the resident shall be the first consideration.

2. Janitor closets shall be provided with a mop-cleaning sink and be large enough in area to store house cleaning supplies and equipment. A separate janitor closet area and equipment should be provided for the food service area.

134.02 Bathtubs, Showers, and Lavatories. Bathtubs, showers, and lavatories shall be kept clean and in proper working order. They shall not be used for laundering or for storage of soiled materials. Neither shall these facilities be used for cleaning mops, brooms, etc.

134.03 Resident Bedrooms. Resident bedrooms shall be cleaned and dusted as often as necessary to maintain a clean, attractive appearance. All sweeping should be damp sweeping, all dusting should be damp dusting with a good detergent or germicide.

134.04 Storage.

1. Such items as beds, mattresses, mops, mop buckets, dust rags, etc. shall not be kept in hallways, corners, toilet or bathrooms, clothes closets, or resident bedrooms.

2. The use of attics for storage of combustible materials is prohibited.

3. If basements are used for storage, they shall meet acceptable standards for storage and for fire safety.

PART X LAUNDRY

135 GENERAL

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135.01 Commercial Laundry. Facilities may use commercial laundries or they may provide a laundry within the institution.

136 PHYSICAL FACILITIES

136.01 Location and Space Requirements. Each facility shall have laundry facilities unless commercial laundries are used. The laundry shall be located in a specifically designated area, and there shall be adequate room and space for sorting, processing, and storage of soiled material. Laundry rooms or soiled linen storage areas shall not open directly into a resident bedroom or food service area. Soiled materials shall not be transported through the food service area. If commercial laundry is used, separate satisfactory storage areas shall be provided for clean and soiled linens. There shall be provided a clean linen storage area separate from the laundry area.

136.02 Ventilation. Provisions shall be made for proper mechanical ventilation of the laundry. Provisions shall be made to prevent the recirculation of air through the heating and air condition systems.

136.03 Lint Traps. Adequate and effective lint traps shall be provided for driers.

136.04 Laundry Chutes. When laundry chutes are provided they shall have a minimum diameter of two (2) feet; and they shall be installed with flushing ring, vent, and drain.

136.05 Laundry Equipment. Laundry equipment shall be of the type to adequately perform the laundry needs of the institution. The equipment shall be installed to comply with all local and state codes.

New Construction: Housekeeping

12. Janitor closet. At least one (1) janitor's closet shall be provided for each floor. The closet shall be equipped with a mop sink and be adequate in area to store cleaning supplies and equipment. A separate janitor's closet shall be provided for the food service area.

13. Garbage can cleaning and storage area.

14. General storage. A minimum area equal to at least five (5) square feet per bed shall be provided for general storage.

15. Laundry. If laundry is done in the institution, a laundry room shall be provided. Adequate equipment for the laundry load of the home shall be installed. The sorting, washing, and extracting process should be separated from the folding and ironing area-preferably in separate rooms.

Staff Area

114.01 Administration Facilities. Each facility shall provide an office space and/or administrative office(s).

1. As a minimum, the office space and/or administrative office(s) shall be provided with a desk, file drawer or cabinet, and related office equipment and supplies.

2. Facilities caring for twenty-five (25) or more residents should provide a separate room(s) for these facilities.
3. Each facility should provide a waiting room or space for the public.

125.05 **Office Space.** Office space shall be provided for social service personnel. The office shall be accessible to residents and ensure privacy for interviews.

130.06 **Employee Toilet Facilities.** Toilet facilities with lockers shall be provided for employees. Toilet rooms shall not open directly into any room in which food is prepared, stored, displayed or served, nor into any room in which utensils are washed or stored. Toilet rooms shall have a lavatory and shall be well lighted and ventilated.

**Corridors, Floors, and Signage**

130.01 **Floors.** Floors in food service areas shall be of such construction so as to be easily cleaned, sound, smooth, non-absorbent, and without cracks or crevices. Also, floors shall be kept in good repair.

130.02 **Walls and Ceilings.** Walls and ceilings of food service areas shall be of tight and substantial construction, smoothly finished, and painted in a light color. The walls and ceilings shall be without horizontal ledges and shall be washable up to the highest level reached by splash and spray. Roofs and walls shall be maintained free of leaks. All openings to the exterior shall be provided with doors or windows that will prevent the entrance of rain or dust during inclement weather.

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

130.03 **Screens and Outside Openings.** Openings to the outside shall be effectively screened. Screen doors shall open outward and be equipped with self-closing devices.

130.04 **Lighting.** The kitchen, dishwashing area, and dining room shall be provided with well distributed and unobstructed natural light or openings. Artificial light properly distributed and of an intensity of not less than thirty (30) foot candles shall be provided.

130.05 **Ventilation.** The food service area shall be ventilated in a manner that will maintain comfortable working conditions, remove objectionable odors and fumes, and prevent excessive condensations.

132.01 **Water Supply.**

1. If at all possible, all water shall be obtained from a public water supply. If not possible to obtain water from a public water supply source, the private water supply shall meet the approval of the local county health department and/or the Mississippi Department of Health.

2. Water under pressure sufficient to operate fixtures at the highest point during maximum demand periods shall be provided. Water under pressure of at least fifteen (15) pounds per square inch shall be piped to all sinks, toilets, lavatories, tubs, showers, and other fixtures requiring water.

3. It is recommended that the water supply into the facility can be obtained from two (2) separate water lines if possible.
4. A dual hot water supply shall be provided. The temperature of hot water to lavatories and bathing facilities shall not exceed one hundred fifteen (115) degrees Fahrenheit, nor shall hot water be less than one hundred (100) degrees Fahrenheit.

5. Each facility shall have a written agreement for an alternate source of potable water in the event of a disruption of the normal water supply.

132.02 Disposal of Liquid and Human Wastes.

1. There shall be installed within the facility a properly designed waste disposal system connecting to all fixtures to which water under pressure is piped.

2. All liquid and human waste, including floor-wash water and liquid waste from refrigerators, shall be disposed of through trapped drains into a public sewer system where such system is available.

3. In localities where a public sanitary sewer is not available, liquid and human waste shall be disposed of through trapped drains into sewerage disposal system approved by the local county health department and/or the Mississippi Department of Health. The sewerage disposal system shall be of a size and capacity based on the number of residents and personnel housed and employed in the facility. Where the sewerage disposal system is installed prior to the opening of the facility, it shall be assumed, unless proven otherwise, that the system was designed for ten (10) or fewer persons.

Amenities

114.02 Communication Facilities. Each facility shall have an adequate number of telephones and extensions to summon help in case of fire or other emergency, and these shall be located so as to be quickly accessible from all parts of the building. The telephone shall be listed under the official licensed name of the facility.

Outdoor Area

126.06 Outside Area. Adequate outside space should be provided for the use of residents in favorable weather.

132.03 Premises. The premises shall be kept neat, clean, and free of an accumulation of rubbish, weeds, ponded water, or other conditions which would have a tendency to create a health hazard.

New Construction: Facility-Wide

139.02 Structural Soundness and Repair; Fire Resistive Rating. The building shall be structurally sound, free from leaks and excessive moisture, in good repair, and painted at sufficient intervals to be reasonably attractive inside and out.

139.03 Temperature. Adequate heating and cooling shall be provided in all rooms used by residents so that a minimum temperature of seventy-five (75) to eighty (80) degrees Fahrenheit may be maintained.

139.04 Lighting. Each resident's room shall have artificial light adequate for reading and other uses as needed. There should be a minimum of ten (10) foot-candles of lighting for general use in
resident's room and a minimum of thirty (30) footcandles of lighting for reading purposes. All entrances, corridors, stairways, ramps, cellars, attics, storerooms, kitchens, laundries, and service units shall have sufficient artificial lighting to prevent accidents and promote efficiency of service. Night lights shall be provided in all corridors, stairways, toilets, and bathing rooms.

139.05 Screens. All screen doors and non-stationary windows shall be equipped with tight fitting full length, sixteen (16) mesh screens. Screen doors shall swing out and shall be equipped with self-closing devices.

139.06 Floors. All floors shall be smooth and free from defects such as cracks and be finished so that they can be easily cleaned.

139.07 Walls and Ceilings. All walls and ceilings shall be of sound construction with an acceptable surface and shall be maintained in good repair. Generally the walls and ceilings should be painted a light color.

139.08 Ceiling Height. All ceilings shall have a height of at least eight (8) feet except that a height of seven (7) feet and six (6) inches may be approved for corridors or toilets and bathing rooms where the lighting fixtures are recessed. Exception may be made for existing facilities.

139.09 Handrails. Handrails shall be installed on both sides of all corridors and hallways used by residents. The handrails should be installed from thirty-two (32) inches to thirty-six (36) inches above the floors. The handrails should have a return to the wall at each rail ending. Exception may be made for existing facilities.

139.10 Ramps and Inclines. Ramps and inclines, where installed for the use of residents, shall not exceed one (1) foot of rise in twelve (12) feet of run, shall be furnished with a non-slip floor, and shall be provided with handrails on both sides. Exception may be granted for existing ramps and inclines on existing facilities.

139.12 Trash Chutes. The installation and/or use of trash chutes is prohibited.

MISSOURI

Housekeeping/Laundry/Maintenance

(27) Housekeeping areas shall be provided as listed: clean linen area, soiled linen area and laundry area. II

(50) Each nursing unit shall have a dirty utility room which is accessible directly from the nursing unit corridor. The floor shall have an impervious surface and the walls shall have impervious surfaces to a minimum height of five feet (5') above the floor. The room shall be provided with adequate lighting and heating, a double sink, clinic sink and at least one (1) locking cabinet. III

New Construction: Housekeeping

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(82) Laundry and trash chutes, where used, shall be of fire-resistant material and installed with a flushing ring, vent to atmosphere and floor drain in the basement. Facilities shall provide an automatic sprinkler at the top of each laundry and trash chute. Each floor shall have a self-closing one and one-half (1 1/2)-hour B-label fire door that shall not open to a corridor. II

(4) Hazardous areas shall be separated by construction of at least one (1)-hour fire-resistant construction. Hazardous areas may be protected by an automatic sprinkler system in lieu of a one (1)-hour rated fire-resistant construction. When the sprinkler option is chosen, the areas shall be separated from other spaces by smoke-resistant partitions and doors. The doors shall be self-closing or automatic closing. II

(5) The department prohibits the storage of any unnecessary combustible materials in any part of a building in which a licensed facility is located. No section of the building shall present a fire hazard. I/II

(36) All electric or gas clothes dryers shall be vented to the outside and the lint trap cleaned regularly. II/III

(40) Trash and Rubbish Disposal Requirements.

(A) Only metal or UL- or Factory Mutual (FM)-approved wastebaskets shall be used for the collection of trash. II

(B) The facility shall maintain the exterior premises in a manner as to provide for fire safety. II

(C) Trash shall be removed from the premises as often as necessary to prevent fire hazards and public health nuisance. II

(D) No trash shall be burned within fifty feet (50') of any facility except in an approved incinerator. I/II

(E) Trash may be burned only in a masonry or metal container. The container shall be equipped with a metal cover with openings no larger than one-half inch (1/2") in size. II/III

(37) Facilities shall have one (1) or more nursing units. A nursing unit shall not exceed a maximum of sixty (60) resident beds. Each nursing unit shall be a single floor continuous area which does not require resident care traffic to traverse other areas. A facility shall not locate a resident room door more than one hundred forty feet (140') from the nurses' station and the dirty utility room. II

Staff Area

(8) Facilities shall have administrative and public areas as listed: business office, administrator's office (business office and administrator's office may be combined); director of nurses' office; lobby and waiting room (may be combined); public restrooms for each sex; and public telephone. III

(32) A facility shall provide an employees' dressing or locker room with separate restrooms for each sex. III

Corridors, Floors, and Signage

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(34) A continuous system of unobstructed corridors, referred to as required corridors, shall extend through the enclosed portion of each story of the building. These corridors will connect all rooms and spaces with each other and with all entrances, exit ways and elevators, with the following exceptions: work suites, such as the administrative suite and dietary area, occupied primarily by employed personnel may contain corridors or aisles as necessary, and will not be subject to the rules applicable to required corridors. Areas may be open to this system as permitted by the 1985 edition of the Life Safety Code, for those facilities with plans approved on or before December 31, 1998. All facilities with plans submitted for approval on or after January 1, 1999, shall comply with the provisions of the 1997 Life Safety Code, incorporated by reference in this rule. II/III

(60) Required corridors shall be at least eight feet (8') wide and shall be wider at elevators and other points of traffic concentration. No part of the area of any required corridor or aisle shall be counted as part of the required area of any space adjacent to the corridor or aisle. II/III

(61) The width of stairways shall not be less than three feet eight inches (3' 8"). The width shall be measured between handrails where handrails project more than three and onehalf inches (3 1/2"). II/III

(62) Doors from sleeping and treatment areas through which residents will pass shall be at least forty-four inches (44") wide. Doors to centralized toilets, bathrooms, hair care salons and small day rooms shall be at least thirty-six inches (36") wide. Doors to individual toilets adjacent to resident rooms shall be at least thirty-two inches (32") wide. II

(63) Exit doors shall swing outward. Doors to rooms shall swing into the rooms they serve. Doors to small toilet rooms may swing outward into the next room and, if they swing inward, they shall be equipped for emergency access. No doors shall swing into required corridors or aisles except doors to janitors' closets, linen closets or doors to similar small spaces that are open only temporarily. II

(64) Ceilings shall be at least eight feet (8'). Ceilings in corridors, storage rooms, toilet rooms and other minor rooms shall not be less than seven feet six inches (7' 6"). Suspended tracks, rails and pipes located in the normal traffic path shall be at least six feet eight inches (6' 8") above the floor. III

(67) Handrails shall be provided on both sides of all corridors and aisles used by residents. Corridor handrails shall have ends return to the wall. III

(68) All stairways shall have handrails on both sides. II

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

(31) Facilities shall provide a maintenance room or area. II

**Amenities**

(35) A facility shall provide a personal care room with barber and beauty shop facilities.

(65) Drinking fountains shall be located in or near the lobby and recreation area and in each nursing unit. The fountain shall be accessible to residents in wheelchairs. III

**Outdoor Area**
(6) The facility shall provide adequate roads and walks within the lot lines to the main entrance and service entrance. III

New Construction: Facility-Wide

(81) Doors between rooms and the required corridors shall not have louvres or transoms. They shall be one and three-fourths inches (1 3/4”) solid-core wood doors or metal doors with equivalent or greater fire-resistance. II

(84) The floors of toilets, baths, bedpan rooms, pantries, utility rooms and janitors’ closets shall have smooth, waterproof surfaces which are wear-resistant. The floors of residents’ rooms shall be smooth and easily cleaned. The floors of kitchens and food preparation areas shall be waterproof, greaseproof, smooth and resistant to heavy wear. II/III

(85) The walls of all rooms where food and drink are prepared, served or stored shall have a smooth surface with painted or equally washable finish. At the base, they shall be waterproof and free from spaces which may harbor ants and roaches. The walls of kitchens, sculleries, utility rooms, baths, showers, dishwashing rooms, janitors’ closets and spaces with sinks shall have waterproof painted, glazed or similar finishes to a point above the splash and spray line. III

(86) The ceilings of all sculleries, kitchens and other rooms where food and drink are prepared shall be painted with washable paint. III

(87) All floor construction shall be completely of noncombustible material regardless of the construction type of the building. II

(88) All new floor covering installed and used in new and existing licensed facilities on or nonsprinklered buildings and Class II in sprinklered buildings. Class I has a critical radiant flux of zero point forty-five (0.45) or more watts per square centimeter when tested according to the 1995 NFPA 253, incorporated by reference in this rule. Class II has a critical radiant flux of zero point twenty-two (0.22) or more watts per square centimeter when tested according to the 1995 NFPA 253. Those facilities who installed new floor covering on or before December 31, 1998, shall comply with the requirements of the 1978 edition of the NFPA 253. III

(89) A facility shall furnish and install the heating system, steam system, boilers and ventilation to meet all requirements of local and state codes and NFPA regulations. II/III

(90) The building shall be heated by a two (2)-pipe steam system, a forced hot water system, a forced hot air system, a system of electrical heating elements or a combination of two (2) or more of these systems. No open flame space heaters or space heaters receiving combustion air from the heated space shall be used. Facilities shall not depend upon fireplaces for required heating. III

(91) The heating system shall be capable of heating resident-occupied areas to a temperature of eighty degrees Fahrenheit (80°F) (27°C) at the winter design temperature. In spaces where radiant panel heating is used, facilities may reduce the temperature as required to maintain an equivalent comfort level. III

(92) The heating system shall have automatic controls adequate to provide comfortable conditions in all portions of the building at all times. III
(93) Neither the heating nor the ventilating system shall require the circulation of air through openings in the required corridor partitions except for the delivery of ventilating air from corridors through each room door at a velocity of not more than two hundred fifty feet (250') per minute when the door is closed and the space under it is not over one inch (1") in height. No louvres shall be installed in doors in required corridor partitions. II/III

(94) A facility with plans approved on or after January 1, 1999, shall install an air-conditioning system, or individual room air-conditioning units, that meet all the 1996 NFPA 90A requirements, incorporated by reference in this rule. The systems or units must be capable of maintaining resident-use areas at eighty-five degrees Fahrenheit (85°F) (29.4°C) at the summer design temperature. Those facilities with plans approved on or before December 31, 1998, shall comply with the NFPA 90A requirements as referenced in the 1985 Life Safety Code. II/III

(95) Ventilation requirements given in Table I—Ventilation Requirements shall be met.

(96) The entire plumbing system and its maintenance and operation shall comply with the requirements of all applicable local and state codes including the requirements set forth in this rule and with the requirements of the 1987 National Plumbing Code, which is incorporated by reference in this rule. II/III

(97) Plumbing fixtures that require hot water and are resident-accessible shall be supplied with water thermostatically controlled to provide a water temperature of between one hundred twenty degrees Fahrenheit (120°F) (49°C) and one hundred five degrees Fahrenheit (105°F) (41°C) at the fixture or faucet. I/II

(98) The hot water heating equipment shall have sufficient capacity to supply five (5) gallons (19 l) of water at one hundred twenty degrees Fahrenheit (120°F) (49°C) per hour per bed for nursing home fixtures or faucets, and eight (8) gallons (30 l) of water at one hundred sixty degrees Fahrenheit (160°F) (71.1°C) per hour per bed for kitchen and laundry. The division may accept lesser capacities following submission of the calculation for the anticipated demand of all fixtures and equipment in the building. II

(99) Pipes shall be sized to supply water to all fixtures with a minimum pressure of fifteen pounds per square inch (15 psi) (1.02 atmospheres) at the top floor fixture during maximum demand periods. All plumbing fixtures except water closets, urinals and drinking fountains shall have both hot and cold water supplies. III

(100) Facilities shall protect every supply outlet or connection to a fixture or appliance against back flow as provided by the 1987 National Plumbing Code, incorporated by reference in this rule. All faucets to which hoses can be attached, all spray fittings and all other fittings that could deliver water to points below overflow lines, shall be equipped with vacuum breakers. II/III

(101) Wherever the usage of fixtures or appliances will permit, water supplied to all fixtures, open tanks and equipment shall be introduced through a suitable air gap between the water supply and the flood level of the fixture. II

(102) Hot water circulating mains and risers shall be run from the hot storage tank to a point directly below the highest fixture at the end of each branch main. III
(103) Where the building is higher than three (3) stories, each riser shall be circulated. III

(104) Water pipe sizes shall be equal to or greater than those prescribed by the 1987 *National Plumbing Code*, incorporated by reference in this rule. III

(105) All fixtures and equipment shall be connected through traps to soil and waste piping and to the sewer and they shall all be properly trapped and vented to the outside. II

(106) Courts, yards and drives which do not have natural drainage from the building shall have catch basins and drains to low ground, storm-water system or dry wells. III

(107) Facilities where gas-fired equipment is to be installed for use on or after January 1, 1999, shall provide and install all gas piping, fittings, tanks and specialties in compliance with the 1996 NFPA 54, *Installation of Gas Appliances and Gas Piping*, the 1995 NFPA 58, *Storage and Handling of Liquefied Petroleum Gases*, incorporated by reference in this rule, and the instructions of the gas supplier, except where more strict requirements are stated. Facilities which installed gas-fired equipment on or before December 31, 1998, shall ensure that the installation was in compliance with the instructions and requirements outlined in the NFPA 54 and NFPA 58 as referenced in the 1985 *Life Safety Code*. Where liquefied petroleum gas (LPG) is used, the Missouri Department of Agriculture also requires compliance with its rules. II

(108) Where gas piping enters the building below grade, it shall have an outside vent as follows: A concrete box, eighteen inches by eighteen inches (18" × 18") with three-inch (3") thick walls, of a height to rest on top of the entering gas pipe, and top of the box to come within six inches (6") of top grade. The box shall be filled with coarse gravel. A oneinch (1") upright vent line shall be to one-half (1/2) the depth of the box and extend twelve inches (12") above top grade with a screened U-vent looking down. The vent line is to be anchored securely to the building wall. II

(109) Facilities shall not install gas-fired equipment in any resident bedroom except that through-wall gas heating units may be used if vented directly to the outside, take combustion air directly from the outside and provide a complete separation of the combustion system from the atmosphere of the occupied area. II

(110) In facilities where oxygen systems are installed on or after January 1, 1999, the facilities shall install the oxygen piping, outlets, manifolds, manifold rooms and storage rooms in accordance with the requirements of the 1993 NFPA 99, incorporated by reference in this rule. In facilities where oxygen systems were installed on or before December 31, 1998, facilities shall ensure that the installation was in compliance with NFPA 99 as required and referenced in the 1985 *Life Safety Code*. I/II

(111) The building sanitary drain system may be cast iron, steel, copper or plastic if installed in compliance with the *National Plumbing Code*, current edition. III

(112) Each main, branch main, riser and branch to a group of fixtures of the water system shall be valved. III

(113) To prevent condensation, facilities shall cover cold water mains in occupied spaces with approved vapor-proof insulation. III
(114) To prevent freezing, facilities shall insulate all pipes in outside walls. III

(115) Facilities shall test soil, waste, vent and drain lines according to the requirements of the 1987 National Plumbing Code, incorporated by reference in this rule. The facility shall make certification of these tests available to the division. III

(116) After installation and before the nursing home is operating, the facility shall disinfect the entire water distribution system, both hot and cold, and all connecting equipment by one (1) of the methods described in the 1987 National Plumbing Code, incorporated by reference in this rule. III

(117) Water softeners, if used, shall be connected to the hot water supply only or connected so that water used for cooking and drinking is not softened. III

(118) Facilities with plans approved on or after January 1, 1999, shall ensure that the entire electrical system and its maintenance and operation comply with the 1996 National Electrical Code, which is incorporated by reference in this rule. Facilities whose plans were approved on or before December 31, 1998, shall comply with the National Electrical Code as referenced in the 1985 Life Safety Code. II/III

(119) Facilities shall adequately light all occupied areas as required by the duties performed in that space. II/III

(122) Facilities shall furnish lighting fixtures of a type suitable for the space for all lighting outlets. III

(125) Facilities shall provide night-lights in hallways, individual toilet rooms, stairways and resident rooms or adjacent toilet rooms. II

(126) A qualified electrician shall test and certify the entire electrical system as being in compliance with the 1996 National Electrical Code, incorporated by reference in this rule. In facilities whose plans were approved on or before December 31, 1998, the electrician shall test the system according to the standards of the National Electrical Code as referenced in the 1985 Life Safety Code. Facilities shall make this test certification available to the division. III

(127) Facilities shall provide a complete, electrically-operated door alarm system that is audible in the nurses’ station for all resident-accessible exterior doors. III

(128) A facility shall have emergency lighting for exits, stairs, corridors and nurses’ stations. Facilities may provide this emergency lighting using an emergency generator or battery-operated lights rated at least one and one-half (1 1/2) hours. In facilities with plans approved on or after January 1, 1999, an emergency generator shall supply emergency power to life support systems as required by the 1993 NFPA 99, Health Care Facilities, incorporated by reference in this rule. In facilities where plans were approved on or before December 31, 1998, the electrical system shall comply to the standards of the National Electrical Code as referenced in the 1985 Life Safety Code. III

(129) The elevator installations shall comply with all local and state codes, American Standards Association Specification A17.1, 1993 Safety Code for Elevators and Escalators, the 1996 National Electrical Code, incorporated by reference in this rule, and the minimum general standards as set forth in this rule. In facilities whose plans were approved on or before December 31, 1998, the
Elevators shall comply with applicable local and state codes and the requirements set forth in the ASAS A17.1, Safety Code for Elevators and Escalators, and the National Electrical Code as referenced in the 1985 Life Safety Code. II

(130) Any facility with residents on one (1) or more floors above the first floor shall have at least one (1) hydraulic or electric motor driven elevator. Facilities with a bed capacity from sixty-one to two hundred (61–200) above the first floor shall not have less than two (2) elevators. II

(131) Facilities with a bed capacity of from two hundred to three hundred fifty (200—350) above the first floor shall have not less than three (3) elevators—two (2) passenger and one (1) service. II

(132) Inside cab dimensions of elevators shall be not less than five feet four inches by eight feet (5' 4" × 8') with a capacity of three thousand five hundred pounds (3,500 lbs.). Cab and shaft doors shall have no less than three feet ten inches (3' 10") clear opening. Elevators for which operators will not be employed shall have automatic push-button controls, signal controls or dual controls for use with or without the operator. Where two (2) push-button elevators are located together and where one (1) elevator serves more than three (3) floors and basement, they shall have collective or signal control. III

(133) Facilities with plans approved on or after January 1, 1999, shall have overspeed tests conducted on all elevator machines. Elevators will be tested for speed and load, with and without loads, in both directions as covered by the 1993 Safety Code for Elevators and Escalators, incorporated by reference in this rule. Facilities whose plans were approved on or before December 31, 1998, shall conduct overspeed tests in accordance with applicable local and state codes and the requirements set forth in the ASAS A17.1, (H) All electrical appliances shall be Underwriters’ Laboratories (UL) or Factory Mutual (FM)-approved, shall be maintained in good repair, and no appliances or electrical equipment shall be used which emit fumes or which could in any other way present a hazard to the residents. I/II

(3) All openings that could permit the passage of fire, smoke, or both, between floors shall be fire-stopped with a suitable noncombustible material. II/III

(6) Oxygen storage shall be in accordance with NFPA 99, 1999 edition. Facilities shall use permanent racks or fasteners to prevent accidental damage or dislocation of oxygen cylinders. Safety caps shall remain intact except where a cylinder is in actual use or where the regulator has been attached and the cylinder is ready for use. Individual oxygen cylinders in use or with an attached regulator shall be supported by cylinder collars or by stable cylinder carts. II/III

(7) Each nursing unit may maintain only one

(1) emergency-use oxygen tank in a readily accessible unit area. II

(8) Fire Extinguishers.

(A) Fire extinguishers shall be provided at a minimum of one (1) per floor, so that there is no more than seventy-five feet (75') travel distance from any point on that floor to an extinguisher. I/II
(B) All new or replacement portable fire extinguishers shall be ABC-rated extinguishers, in accordance with the provisions of NFPA 10, 1998 edition. A K-rated extinguisher or its equivalent shall be used in lieu of an ABC-rated extinguisher in the kitchen cooking areas.

(C) Fire extinguishers shall have a rating of at least—

1. Ten pounds (10 lbs.), ABC-rated or the equivalent, in or within fifteen feet (15’) of hazardous areas as defined in 19 CSR 30-83.010; II and

2. Five pounds (5 lbs.), ABC-rated or the equivalent, in other areas.

(D) All fire extinguishers shall bear the label of the Underwriters’ Laboratories (UL) or the Factory Mutual (FM) Laboratories and shall be installed and maintained in accordance with NFPA 10, 1998 edition. This includes the documentation and dating of a monthly pressure check.

(10) Complete Fire Alarm Systems.

(A) Facilities shall have a complete fire alarm system installed in accordance with NFPA 101, Section 18.3.4, 2000 edition. The complete fire alarm system shall automatically transmit to the fire department, dispatching agency, or central monitoring company. The complete fire alarm system shall include visual signals and audible alarms that can be heard throughout the building and a activating devices and audible signals in accordance with NFPA 72, 1999 edition. At a minimum, the complete fire alarm system shall consist of manual pull stations at or near each attendant’s station and each required exit and smoke detectors interconnected to the complete fire alarm system. Specific minimum requirements relating to the interconnected smoke detectors are found in subsections (10)(I) and (10)(J) of this rule.

(D) The complete fire alarm system shall be activated by all of the following: sprinkler system flow alarm, smoke detectors, heat detectors, manual pull stations, and activation of the range hood extinguishment system.

(I) Facilities that have a sprinkler system in accordance with NFPA 13, 1999 edition, shall have smoke detectors interconnected to the complete fire alarm system in all corridors and spaces open to the corridor. Smoke detectors shall be no more than thirty feet (30’) apart with no point on the ceiling more than twenty-one feet (21’) from a smoke detector.

(J) Facilities that do not have a sprinkler system in accordance with NFPA 13, 1999 edition, shall have smoke detectors interconnected to the complete fire alarm system in all accessible spaces within the facility as required by NFPA 72, 1999 edition. Smoke detectors shall be no more than thirty feet (30’) apart with no point on the ceiling more than twenty-one feet (21’) from a smoke detector. Smoke detectors shall not be installed in areas where environmental influences may cause nuisance alarms. Such areas include, but are not limited to, kitchens, laundries, bathrooms, mechanical air handling rooms, and attic spaces. In these areas, heat detectors interconnected to the complete fire alarm system shall be installed. Bathrooms not exceeding fifty-five (55) square feet and clothes closets, linen closets, and pantries not exceeding twenty-four (24) square feet are exempt from having any detection device if the wall and ceilings are surfaced with limited-combustible or noncombustible material as defined in NFPA 101, 2000 edition. Concealed spaces of
noncombustible or limited combustible construction are not required to have detection devices. These spaces may have limited access but cannot be occupied or used for storage. I/II

(11) Sprinkler System.

(A) All facilities shall have inspections and written certifications of the sprinkler system completed by an approved qualified service representative in accordance with NFPA 25, 1998 edition. The inspections shall be in accordance with the provisions of NFPA 25, 1998 edition, with certification at least annually by a qualified service representative. I/II

(B) All facilities licensed prior to August 28, 2007, that do not have a complete sprinkler system in accordance with NFPA 13 shall have until December 31, 2012, to comply with NFPA 13, 1999 edition. I/II Exceptions shall be granted to this requirement if the following conditions are met:

1. The water supply for an NFPA 13 sprinkler system is unavailable, and the department receives a statement in writing from a licensed engineer or a certified sprinkler representative documenting the unavailability of water; or


(C) Facilities that have sprinkler systems installed prior to August 28, 2007, shall inspect, maintain, and test these systems in accordance with NFPA 13, 1999 edition, and NFPA 25, 1998 edition. I/II

(D) Facilities licensed on or after August 28, 2007, and any facility performing major renovations to the facility, shall have a complete sprinkler system installed in accordance with NFPA 13, 1999 edition. I/II

(E) When a sprinkler system is to be out of service for more than four (4) hours in a twenty-four (24)-hour period, the facility shall immediately notify the department and the local fire authority and implement an approved fire watch in accordance with NFPA 101, 2000 edition, until the sprinkler system has returned to full service. I/II

(12) All facilities shall submit, by July 1, 2008, a plan for compliance to the state fire marshal showing how the facility meets the requirements of sections (10), (11), (28), and (29) of this rule. If the facility’s plan for compliance does not meet the requirements of sections (10), (11), (28), and (29) of this rule, the facility shall provide the state fire marshal with a written plan to include, at a minimum, an explanation of how the requirements of sections (10), (11), (28), and (29) will be met, when they will be met, and contact information in the event the plan does not evidence compliance with these requirements. II

(A) To qualify for a sprinkler system exception, the facility shall present evidence to the state fire marshal in writing from a certified sprinkler system representative or licensed engineer that the facility is unable to install an approved National Fire Protection Association 13 system due to the unavailability of water supply requirements associated with this system or the facility meets the safety requirements of Chapter 33 of existing residential board and care occupancies of NFPA 101, *Life Safety Code*. II
(13) Each floor of an existing licensed facility shall have at least two (2) unobstructed exits remote from each other. One (1) of the required exits in an existing multi-story facility must be an outside stairway or an enclosed stair that is separated by one (1)-hour construction from each floor and has an exit leading directly outside at grade level. One exit may lead to a lobby with exit facilities to the ground level outside instead of leading directly to the outside. The lobby shall have at least a one (1)-hour fire-rated separation from the remainder of the exiting floor. I/II

(14) If facilities have outside stairways, they shall be substantially constructed to support residents during evacuation. These stairways shall be protected or cleared of ice and snow. Fire escapes added to existing buildings, whether interior or exterior, shall have at least a minimum thirty-six-inch (36") width, eight-inch (8") maximum risers, a nine-inch (9") minimum tread, no winders, a maximum height between landings of twelve feet (12'), minimum landing dimensions of forty-four inches (44"), landings at each exit door, and handrails on both sides. Stairways shall be of sturdy construction using at least two-inch (2") lumber and shall be continuous to ground level. Exit(s) to fire escapes shall be at least thirty-six inches (36") wide, and the fire-escape door shall swing outward. All treads and risers shall be of the same height and width throughout the entire stairway, not including landings. II/III

(15) Facilities with three (3) or more floors shall comply with the provisions of Chapter 320, RSMo, which requires that outside stairways be constructed of iron or steel. II

(16) Door locks shall be of a type that can be opened from the inside by turning the knob or operating a simple device that will release the lock, or shall meet the requirements of Section 19.2 of NFPA 101, 2000 edition. Only one (1) lock will be permitted on any one (1) door. I/II

(17) All exit doors in existing licensed facilities shall be at least thirty inches (30") wide. II

(18) All exit doors in new facilities shall be at least forty-four inches (44") wide. II

(19) In all facilities, all exit doors and vestibule doors shall swing outward in the direction of exit travel. II

(20) In all existing licensed facilities, all horizontal exit doors in fire walls and all doors in smoke barrier partitions may swing in either direction. These doors normally may be open, but shall be automatically self-closing upon activation of the fire alarm system. They shall be capable of being manually released to self-closing action. II/III

(21) Facilities shall maintain corridors to be free of obstruction or equipment or supplies not in use. Doors to resident rooms shall not swing into the corridor. II/III

(22) Facilities shall place signs bearing the word EXIT in plain, legible block letters at each required exit, except at doors directly from rooms to exit corridors or passageways. II

(23) Wherever necessary, the facility shall place additional signs in corridors and passageways to indicate the exit’s direction. Letters on these signs shall be at least six inches (6") high and principle strokes three-fourths inch (3/4") wide, except that the letters of internally illuminated exit signs may be not less than four inches (4") high. III
(24) Facilities shall maintain all exit and directional signs to be clearly legible and electrically illuminated at all times by acceptable means such as emergency lighting when lighting fails. II

(25) Facilities shall have emergency lighting of sufficient intensity to provide for the safety of residents and other people using any exit, stairway, and corridor. The lighting shall be supplied by an emergency service, an automatic emergency generator or battery lighting system. This emergency lighting system shall be equipped with an automatic transfer switch. In an existing licensed facility, battery lights, if used, shall be wet cell units or other rechargeable-type batteries that shall be UL-approved and capable of operating the light for at least one and one-half (1 ½) hours. Battery-operated emergency lighting shall be tested for at least thirty (30) seconds every thirty (30) days, and an annual function test shall be conducted for the full operational duration of one and one-half (1 ½) hours. Records of these tests shall be documented and maintained for review. II

(26) If existing licensed facilities have laundry chutes, dumbwaiter shafts, or other similar vertical shafts, they shall have a fire resistance rating of at least one (1) hour if serving three (3) or fewer stories. Enclosures serving four (4) or more stories shall have at least a two (2)-hour fire-rated enclosure. These chute or shaft doors shall be self-closing or shall have any other approved device that will guarantee separation between floors. II

(27) Existing licensed multistoried facilities shall provide a smoke separation barrier between the basement and the first floor and the floors of resident-use areas. At a minimum, this barrier shall consist of one-half inch (1/2”) gypsum board, plaster, or equivalent. There shall be a one and three-fourths inch (1 3/4”) thick solid-core wood door, or equivalent, at the top or bottom of the stairs. If the door is glazed, it shall be glazed with wired glass. II

(28) Each floor accessed by residents shall be divided into at least two (2) smoke sections with each section not exceeding one hundred fifty feet (150’) in length or width. If the floor’s dimensions do not exceed seventy-five feet (75’) in length or width, a division of the the floor into two (2) smoke sections will not be required. II

(29) Each smoke section shall be separated by one (1)-hour fire-rated walls that are continuous from outside wall-to-outside wall and from floor-to-floor or floor-to-roof deck. All doors in this wall shall be at least twenty (20)-minute fire rated or its equivalent, selfclosing, and may be held open only if the door closes automatically upon activation of the fire alarm system. II

(30) Existing licensed facilities shall have attached self-closing devices on all doors providing separation between floors. If the doors are to be held open, they shall have electromagnetic hold-open devices that are interconnected with either a smoke alarm or with other smoke-sensitive fire extinguishment or alarm systems in the building. II/III

(32) Designated smoking areas shall have ashtrays of noncombustible material and of safe design. The contents of ashtrays shall be disposed of properly in receptacles made of noncombustible material. II/III

(35) The use of wood- or gas-burning fireplaces will be permitted only if the fireplaces are built of firebrick or metal, enclosed by masonry, and have metal or tempered glass screens. The chimneys
shall be of masonry construction with flue linings that have at least eight inches (8") of masonry separating the flue lining and the fireplace from any combustible material. All fireplaces shall be installed, operated, and maintained in a safe manner. Fireplaces not in compliance with these requirements may be provided if they are for decorative purposes only or if they are equipped with decorative-type electric logs or other electric heaters which bear the UL label and are constructed of electrical components complying with and installed in compliance with the National Electrical Code, incorporated by reference in this rule. Fireplaces meeting standards set forth in NFPA 211, 2000 edition, are considered in compliance with this rule. II/III

(37) In existing licensed facilities, all wall and ceiling surfaces shall be smooth and free of highly-combustible materials. II/III

(38) All curtains in resident-use areas shall be rendered and maintained flame-resistant in accordance with NFPA 701, 1999 edition. II/III

(39) All new floor covering installed shall be Class I in nonsprinklered buildings and Class II in sprinklered buildings in accordance with NFPA 253, 2000 edition. II/III

(13) Facilities shall ensure that gas-burning equipment and appliances are approved by the American Gas Association and installed in compliance with NFPA 54, 1999 edition. Where liquefied petroleum gas (LPG) is used, facilities shall comply with the rules of the Missouri Department of Agriculture and NFPA 58, 1999 edition. Facilities that were complying prior to the effective date of this rule with prior editions of the NFPA 54 and NFPA 58 referenced in this rule shall be permitted to continue to comply with the earlier editions, as long as there is not an imminent danger to the health, safety, or welfare of any resident or a substantial probability that death or serious physical harm would result as determined by department. Gas-fired water heaters shall be properly vented and all water heaters shall be equipped with a temperature and pressure relief valve. II

(14) Oxygen cylinders for medical use shall be labeled “Oxygen.” All facilities shall have oxygen systems, oxygen piping, outlets, manifold rooms, and storage rooms installed in accordance with the requirements of the NFPA 99, 1999 edition. I/II

(15) Facilities shall provide adequate storage areas for food, supplies, linen, equipment and residents’ personal possessions. II/III

(28) The heating of the building shall be restricted to steam, hot water, permanently installed electric heating devices or warm air systems employing either central heating plants with installation so as to safeguard the inherent fire hazard or outside wall heaters with approved installation. Portable heater use is prohibited. Facilities shall provide adequate guards to safeguard residents where potential burn hazards exist. I/II

(29) The facility shall heat all resident-accessible areas to ensure that the air temperature is not lower than sixty-eight degrees Fahrenheit (68°F). These areas shall be capable of being heated to not less than eighty degrees Fahrenheit (80°F). At all times the reasonable comfort needs of residents shall be met. I/II

(30) The facility shall cool resident-accessible areas when air temperatures exceed eighty-five degrees Fahrenheit (85°F). These areas shall be capable of being cooled to at least seventy-one degrees Fahrenheit (71°F). At all times the reasonable comfort needs of residents shall be met. I/II

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(31) Electrical Wiring Requirements.

(A) Electrical wiring and equipment shall be installed and maintained in accordance with the NFPA 70, 1999 edition. Facilities that were complying prior to the effective date of this rule with prior editions of the NFPA 70 referenced in this rule shall be permitted to continue to comply with the earlier editions, as long as there is not an imminent danger to the health, safety, or welfare of any resident or a substantial probability that death or serious physical harm would result as determined by the department. II/III

(32) Lighting in hallways, bathrooms, recreational, dining, and all resident-use areas shall be provided with a minimum intensity of ten (10) footcandles and shall be sufficient to meet the residents’ and staff needs. III

(33) Facilities shall use night-lights in hallways, resident rooms, toilet rooms or bathrooms and on stairways. II

(34) The facility shall ensure that a reading light is provided for each resident who desires to read. III

(35) To prevent direct glare to residents’ eyes, facilities shall ensure that lights in resident-use areas have a shade or dome. III

(36) If elevators are used, their installation and maintenance shall comply with all local and state codes and NFPA 70, 1999 edition. II

(37) If extension cords are used, they must be Underwriters Laboratories (UL)-approved or shall comply with other recognized electrical appliance approval standards and sized to carry the current required for the appliance used. Only one (1) appliance shall be connected to one (1) extension cord. Only two appliances may be served by one (1) duplex receptacle. Extension cords shall not be placed under rugs, through doorways, or located where they are subject to physical damage. II/III

(38) The facility shall maintain furniture and equipment in good condition and shall replace it if broken, torn, heavily soiled or damaged. Rooms shall be designed and furnished so that the comfort and safety of the residents are provided for at all times. II/III

(39) Rooms shall be neat, orderly and cleaned daily. II/III

MONTANA

Housekeeping/Laundry/Maintenance

(1) A health care facility must be constructed and maintained so as to prevent entrance and harborage of rats, mice, insects, flies, or other vermin.
(1) If a health care facility processes its laundry on the facility site, it must:

(a) set aside and utilize a room solely for laundry purposes;

(b) equip the laundry room with a mechanical washer and dryer (or additional machines if necessary to handle the laundry load), handwashing facilities, mechanical ventilation to the outside, a fresh air supply, and a hot water supply system which supplies the washer with water of at least 160°F (71°C) during each use;

(c) sort and store soiled laundry in an area separate from that used to sort and store clean laundry;

(d) provide well maintained carts or other containers impervious to moisture to transport laundry, keeping those used for soiled laundry separate from those used for clean laundry;

(e) dry all bed linen, towels, and washcloths in the dryer, or, in the case of bed linen, by use of a flatwork ironer;

(f) protect clean laundry from contamination;

(g) ensure that facility staff handling laundry cover their clothes while working with soiled laundry, use separate clean covering for their clothes while handling clean laundry, and wash their hands both after working with soiled laundry and before they handle clean laundry.

(2) If laundry is cleaned off site, the health care facility must utilize a commercial laundry (not self-service) which satisfies the requirements stated in (1)(a) through (g) above.

(3) A health care facility with beds must:

(a) keep each resident bed dressed in clean bed linen in good condition;

(b) keep a supply of clean bed linen on hand sufficient to change beds often enough to keep them clean, dry, and free from odors;

(c) supply each resident at all times with clean towels and washcloths;

(d) provide each resident bed with a moisture-proof mattress or a moisture-proof mattress cover and mattress pad;

(e) provide each resident with enough blankets to maintain warmth while sleeping.

(a) There must be adequate and convenient janitorial facilities including a sink and storage area for equipment and chemicals.

(1) In order to ensure that solid waste is safely stored and disposed of, a retirement home must:

(a) store all solid waste between collections in containers which have lids and are corrosion resistant, flytight, watertight, and rodent proof;

(b) utilize exterior collection stands for the storage containers, which prevent them from being tipped, protect them from deterioration, and allow easy cleaning below and around them;

(c) clean all solid waste containers frequently; and
(d) transport or utilize a private or municipal hauler to transport the solid waste at least weekly to an approved landfill site in a covered vehicle or in covered containers.

37.106.2520 RETIREMENT HOMES: LAUNDRY FACILITIES

(1) Laundry facilities utilized by a retirement home for laundering of its soiled laundry, including but not limited to bed linen, towels and washcloths, must be provided with:

(a) a mechanical washer and hot air tumble dryer. Manual washing and line drying of bed linen, towels and washcloths is prohibited. Dryers must be properly vented to prevent maintenance problems;

(b) a hot water supply system capable of supplying water at a temperature of 54°C (130°F) to the washer during all periods of use, or if a temperature of 54°C (130°F) cannot be attained or maintained, manufacturer documentation showing the cleansing products effectiveness at lower water temperatures by exponentially increasing the time laundry is exposed to the product;

(c) a separate area for sorting and storing soiled laundry and folding and storing clean laundry;

(d) separate carts for transporting soiled and cleaned laundry; and

(e) hand washing facilities including a sink, soap, and disposable towels. A soak sink may double as a handwashing sink.

(2) Sheets, pillow covers, towels and washcloths must be dried in a hot air tumble dryer or ironed at a minimum temperature of 150°C (300°F).

(3) Facility staff handling laundry must cover their clothes while working with soiled laundry, use separate clean covering for their clothes while handling clean laundry, and wash their hands both after working with soiled laundry and before they handle clean laundry.

(4) The provisions of ARM 37.106.2520 do not apply to laundry facilities provided by the retirement home for the personal use of its residents.

HOUSEKEEPING AND MAINTENANCE

(1) A retirement home must provide maintenance services. With respect to the provision of maintenance services, and housekeeping services, where a retirement home elects to provide those services to individual residents within their rooms, the retirement home must ensure that:

(a) each janitor room is clean, ventilated and free from odors;

(b) mop heads, when used, are changed frequently using laundered replacements;

(c) toilets, bathtubs, lavatories, and showers are not used for washing and rinsing of mops, brooms, brushes, or any other cleaning devices;

(d) the transporting, handling and storage of clean bedding, where provided by the retirement home, is performed in such a manner as to preclude contamination by soiled bedding or from other sources;
(e) any cleaner used in cleaning bathtubs, showers, lavatories, urinals, toilet bowls, toilet seats, and floors contains fungicides or germicides;

(f) deodorizers and odor-masking agents are not used unless the room in which the agent is used is clean to sight and touch;

(g) cleaning devices used for lavatories, showers and bathtubs are not used for any other purpose;

(h) dry dust mops and dry dust cloths are not used for cleaning purposes. Dusting and cleaning must be accomplished using treated mops, wet mops, treated cloths, or moist cloths to prevent the spread of soil from one place to another;

(i) the retirement home is free of insects, rodents and other vermin;

(j) all bedding, towels, and wash cloths, where provided by the retirement home, are clean and in good repair. Bedding, towels, and wash cloths, where provided by the retirement home, must be made available to each resident on a daily or weekly basis;

(k) all furnishings, where provided by the retirement home, fixtures, floors, walls, and ceilings are clean and in good repair;

(l) cleaning compounds and pesticides are stored, used, and disposed of in accordance with the manufacturer's instructions;

(m) glasses, pitchers, ice buckets, and other utensils used for food or drink and provided in units for use by residents are not washed or sanitized in any lavatory or janitor sink. Approved facilities for washing, rinsing, and sanitizing glasses, pitchers, ice buckets, and other utensils must be provided by the retirement home. In the absence of approved washing facilities, single service utensils must be used; and

(n) all utensils used for food or drink and provided in units for use by residents are stored, handled, and dispensed in a manner which precludes contamination of the utensil prior to use by a resident.

**Corridors, Floors, and Signage**

(4) Floors must be covered with an easily cleanable covering; e.g., resilient flooring or ceramic tile. This covering must be cleaned daily.

(5) Carpets are prohibited in bathrooms, kitchens, laundries, or janitor closets.

(6) Walls and ceilings must be kept in good repair and be of a finish that can be easily cleaned.

(b) Floors and walls in toilet and bathing rooms, laundries, janitorial closets, and other rooms subject to large amounts of moisture, must be smooth and non-absorbent.

(c) The floor mounted and wall mounted furnishings must be easily moveable to allow for cleaning or mounted in such a manner as to allow for cleaning around and under such furnishings.

**Lighting, Noise, Temperature (HVAC), and Odors**
(7) Every facility must be kept clean and free of odors. Deodorants may not be used for odor control in lieu of proper ventilation.

(8) The temperature of hot water supplied to handwashing and bathing facilities must not exceed 120°F.

(7) A minimum of 10 foot-candles of light must be available in all rooms and hallways, with the following exceptions:

(a) all reading lamps must have a capacity to provide a minimum of 30 foot-candles of light;
(b) all toilet and bathing areas must be provided with a minimum of 30 foot-candles of light;
(c) general lighting in food preparation areas must be a minimum of 50 foot-candles of light;
(d) hallways must be illuminated at all times by at least a minimum of five foot-candles of light at the floor.

(1) The department hereby adopts and incorporates by reference ARM 17.38.207, stating maximum microbiological contaminant levels for public water supply systems, and the following circulars establishing construction, operation, and maintenance standards for spring, surface water, wells and cisterns:

(a) Circular WQB-1 entitled "Montana Department of Health and Environmental Sciences Standards for Water Works" (1992 Edition);
(b) Circular WQB-3 entitled "Montana Department of Health and Environmental Sciences Standards for Small Water Systems" (1992 Edition);
(c) Circular #17 entitled "Cisterns for Water Supplies." Copies of ARM 17.38.207 and circulars WQB-1, WQB-3 and #17 may be obtained from the Water Quality Bureau (WQB), Department of Environmental Quality (DEQ), Metcalf Building, 1520 East 6th Avenue, P.O. Box 200901, Helena, MT 59620-0901.

(2) A retirement home must provide an adequate and potable supply of water. The retirement home must:
(a) connect to a public water supply system approved by the department of environmental quality; or
(b) if the retirement home is not utilized by more than 25 persons daily at least 60 days out of the calendar year, including guests, staff, and residents, and an adequate public water supply system is not accessible, utilize a nonpublic system whose construction and operation meet those standards established in one of the following circulars:
(i) Circular WQB-1 entitled "Montana Department of Health and Environmental Sciences Standards for Water Works" (1992 Edition);
(ii) Circular WQB-3 entitled "Montana Department of Health and Environmental Sciences Standards for Small Water Systems" (1992 Edition);
(iii) Circular #17 entitled "Cisterns for Water Supplies."

(3) If a nonpublic water supply system is used in accordance with (2)(b), a retirement home must:

(a) submit a water sample at least quarterly to a laboratory licensed by the department of environmental quality to perform microbiological analysis of water supplies in order to determine that the water does not exceed the maximum microbiological contaminant levels stated in ARM 17.38.207.

(4) A retirement home must replace or repair the water supply system serving it whenever the water supply:

(a) contains microbiological contaminants in excess of the maximum levels contained in ARM 17.38.207; or

(b) does not have the capacity to provide adequate water for drinking, cooking, personal hygiene, laundry, and watercarried waste disposal.

(5) Handsinks and bathing facilities must be provided with water at a temperature of at least 100°F and not more than 120°F.

(6) Ice must be:

(a) obtained from a licensed supplier if it is not made from the retirement home’s water supply;

(b) manufactured, stored, handled, transported and served in a manner which is approved by the department or local health authority as preventing contamination of the ice.

(7) Where open bin ice storage is provided, an ice scoop must be readily available for use by residents or the management and stored either inside the bin or in a closed container protected from contamination.

(8) Ice storage bins may not be connected directly to any trap, drain, receptacle sink or sewer which discharges waste or to any other source of contamination. A minimum of a four inches air gap is required between the ice storage bin drain and any waste discharge.

(2) In order to ensure sewage is safely and completely disposed of, a retirement home must:

(a) connect to a public water supply system approved by the department of environmental quality; or

(b) if the retirement home is not utilized by more than 25 persons daily at least 60 days out of the calendar year, including guests, staff, and residents, and an adequate public sewage system is not available, utilize a nonpublic system whose construction and use meet the construction and operation standards in ARM Title 17, chapter 36, subchapter 9;

(c) replace or repair a failed system as defined by ARM 17.36.903(6).

Amenities
(1) The construction and operation of any swimming area, swimming pool, hot springs pool, or spa which serves a retirement home must comply with the licensing procedures and requirements of Title 50, chapter 53, MCA, and ARM Title 37, chapter 111, subchapters 10 and 11.

Outdoor Area

New Construction: Facility-Wide

NEBRASKA

Housekeeping/Laundry/Maintenance

12-007.01B Laundry: The facility must provide laundry services. Such service may be provided by contract or on-site by the facility.

12-007.01B1 Contract: If contractual services are used, the facility must have areas for soiled linen awaiting pickup and separate areas for storage and distribution of clean linen.

12-007.01B2 On-Site: If on-site services are provided, the facility must have areas dedicated to laundry.

12-007.01B2a If the facility provides personal laundry areas, the areas must be equipped with a washer and dryer for use by residents. In new construction, the facility must provide a conveniently located sink for soaking and hand washing of laundry.

12-007.01B2b When the facility launders items for more than one resident together, the bulk laundry area must be divided into separate soiled (sort and washer areas) and clean (drying, folding, and mending areas) rooms. In new construction and new facilities, a separate soaking and hand washing sink and housekeeping room must be provided in the laundry area.

12-007.01B2c Separate clean linen supply storage areas must be conveniently located in each care and treatment location.

12-007.01C Waste Processing: The facility must provide areas to collect, contain, process, and dispose of medical and general waste produced within the facility in such a manner as to prevent the attraction of rodents, flies, and all other insects and vermin, and to minimize the transmission of infectious diseases.

12-007.01D Housekeeping Room: The facility must have a room with a service sink and space for storage of supplies and housekeeping equipment.

Corridors, Floors, and Signage

1. Areas must not interfere with residents currently residing in the facility;
2. Furniture and equipment must meet care and treatment needs;

3. Toilets must be easily accessible from all program areas; and

12-007.03M Corridors: The facility's corridors must be wide enough to allow passage and be equipped as needed for the residents to minimize injury. All stairways and ramps must have handrails.

12-007.03N Doors: The facility's doors must be wide enough to allow passage and be equipped for privacy, safety, and with assistive devices to minimize resident injury.

12-007.03N1 All bedroom, toilet, and bathing room doors must provide privacy yet not create seclusion or prohibit staff access for routine or emergency care.

12-007.03S Finishes: The facility must provide washable room finishes in isolation rooms, clean workrooms, and food preparation areas with smooth non-absorptive surfaces that are not physically affected by routine housekeeping cleaning solutions and methods. Acoustic lay-in ceilings, if used, must not interfere with infection control. Perforated, tegular, serrated cut, or highly textured tiles are not acceptable.

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

2. Ventilation, exhaust, heating and cooling components that are inaccessible to residents;

4. Electrical outlets protected by ground fault interrupting devices.

12-007.02E Alzheimer's, Dementia, and Related Conditions: If a facility provides a specialized area/unit for Alzheimer's, dementia, and related conditions, the area must have personalized resident bedrooms, activity areas, separate dining areas, features that support resident orientation to their surroundings, handwashing sinks, and call and security systems.

12-007.02F Outpatient Areas: Areas of the facility designated for the care and treatment of residents not residing in the facility must comply with the following standards:

12-007.04 Building Systems: Facilities must have building systems that are designed, installed, and maintained to remain operational.

12-007.04A Water and Sewer Systems: The facility must have and maintain an accessible, adequate, safe, and potable supply of water. Where an authorized public water supply of satisfactory quantity, quality, and pressure is available, the facility must be connected to it and its supply used exclusively.

12-007.04A1 The system for collection, treatment, storage, and distribution of potable water in a facility that regularly serves 25 or more individuals must be constructed, maintained, and operated in accordance with all provisions of the Nebraska Safe Drinking Water Act and Title 179 Regulations Governing Public Water Systems.

12-007.04A2 The system for collection, treatment, storage and distribution of potable water system in a facility that serves less than 25 individuals on a regular basis must be maintained and operated...
as if it were a public water system in accordance with 179 NAC 2-002, 3 and 4. These facilities must report to the Department the result of all tests that indicate the water is in violation of the standards set out in 179 NAC 2-002 or 3. These facilities must construct all water wells in accordance with 178 NAC 12, Water Well Construction, Pump Installation, and Water Well Decommissioning.

12-007.04A3 The water distribution system must have an anti-siphon device and air-gaps to prevent potable water system and equipment contamination.

12-007.04A4 The facility must provide continuously circulated, filtered, and treated water systems as required for the care and treatment equipment used in the facility.

12-007.04A5 The facility must maintain a sanitary and functioning sewage system.

12-007.04B Hot Water System: The facility must maintain hot and cold water to all handwashing and bathing locations. The hot water system must have the capacity to provide continuous hot water in a temperature range as required by these regulations.

12-007.04C Heating and Cooling Systems: The facility must provide a heating and air conditioning system capable of maintaining the following:

12-007.04C1 In existing and new facilities, a temperature of at least 70 degrees Fahrenheit during heating conditions and that does not exceed 85 degrees Fahrenheit during cooling conditions.

12-007.04D Ventilation System: The facility must provide ventilation that prevents the concentrations of contaminants that impair health or cause discomfort to residents and employees.

12-007.04E Electrical System: The facility must have an electrical system that has sufficient capacity to maintain care and treatment services provided. The electrical system must be properly grounded.

12-007.04E2 The facility must provide minimum illumination levels as follows:

1. General purpose areas: 5 foot candles;

2. General corridors and resident living areas: 10 foot candles;

3. Personal care and dining areas: 20 foot candles;

4. Reading and activity areas: 30 foot candles;

5. Food preparation areas: 40 foot candles;

6. Hazardous work surfaces: 50 foot candles;

7. Care and treatment locations: 70 foot candles;

8. Examination task lighting: 100 foot candles; and

9. Reduced night lighting in resident rooms where nursing services are provided and resident-used toilet and bathing rooms and corridors.
Light levels are measured at 30 inches above the floor in multiple areas in the room being evaluated and the readings are averaged.

12-007.04F Essential Power System: The facility must have an emergency power generator for any care and treatment location with electrical life support equipment.

12-007.04F1 Existing and new facilities must maintain emergency power for essential care and treatment equipment and lighting, medical gas systems, and nurse call systems.

12-007.04F3 Facilities with electrical life support equipment must provide and maintain an essential power system with an on-site fuel source. The minimum fuel source capacity must allow for non-interrupted system operation.

Amenities

12-007.03Q Emergency Telephone: The facility must provide non-coin operated telephone(s) with emergency numbers for use by residents.

Outdoor Area

12-007.03O Outdoor Areas: The facility must provide an outdoor area for resident usage. It must be equipped and situated to allow for resident safety and abilities.

New Construction: Facility-Wide

12-007.03D Floor Area: Floor area is the space with ceilings at least seven feet in height and excludes enclosed storage, toilets and bathing rooms, corridors, and halls. The space beyond the first two feet of vestibules and alcoves less than five feet in width is not included in the required floor area. In rooms with sloped ceilings, at least half of the ceiling must be at least seven feet in height. Areas less than five feet in height are not included in the required floor area.

12-007.04C2 In new construction, a temperature of at least 75 degrees Fahrenheit during heating conditions and that does not exceed 80 degrees Fahrenheit during cooling conditions.

12-007.04C3 In new construction, central air distribution and return systems must be equipped with the following percent dust spot rated filters:

1. General areas: 30+% pre-filters; and,

2. Nursing care and treatment areas: 80+% pre-filters.

12-007.04C4 Airflow must move from clean to soiled locations. In new construction, air movement must be designed to reduce the potential of contamination of clean areas.

12-007.04C5 Openings to the heating and cooling system must not be located where subject to wet cleaning methods or body fluids.

12-007.04D1 New construction must provide a mechanical exhaust ventilation system for windowless toilets, baths, laundry rooms, housekeeping rooms, kitchens, and similar rooms at ten air changes per hour (ACH); for care and treatment areas at five ACH; and for procedure and respiratory isolation areas at 15 ACH.
12-007.04E1 New construction and new facilities must have outlets that are ground fault circuit interrupter-protected in wet areas and within six feet of sinks.

12-007.04F2 New construction must maintain emergency power for essential care and treatment equipment, lighting, nurse call systems, ventilation, heating, and medical gas systems.

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Housekeeping/Laundry/Maintenance

5. Provide such housekeeping and maintenance services as are necessary to maintain a sanitary, orderly and comfortable environment;

10. Maintain an effective program to control pests in order to ensure that the facility is free from pests and rodents;

Corridors, Floors, and Signage

7. Equip corridors with firmly secured handrails on each side;

Lighting, Noise, Temperature (HVAC), and Odors

6. Adopt procedures to ensure that water is available to the essential areas of the facility if there is an interruption in the facility’s normal supply of water;

8. Provide adequate and comfortable levels of lighting in all areas of the facility;

9. Provide comfortable levels of sound in all areas of the facility;

11. Have adequate outside ventilation by means of windows or mechanical ventilation, or both; and

12. Provide safe and comfortable levels of temperature in the facility. The temperature of the facility must be maintained at a level that is not less than 71 degrees Fahrenheit and not more than 81 degrees Fahrenheit.

Amenities

Outdoor Area

New Construction: Facility-Wide
Housekeeping/Laundry/Maintenance

He-P 803.25 Sanitation.

(a) The licensee shall maintain a clean, safe and sanitary environment throughout the licensed nursing home premises.

(e) Hot water shall be of a high enough temperature to ensure sanitation and food safety when used for laundry and food preparations, as required in the AIA “Guidelines for Design and Construction of Health Care Facilities,” Nursing Facilities chapter, 2006 edition, and summarized as follows:

1. 105-120 degrees Fahrenheit for clinical areas, representing the minimum and maximum allowable temperatures;

3. 160 degrees Fahrenheit for laundry by steam jet or separate booster heater, unless a process which allows cleaning and disinfection of linen with decreased water temperatures is used which meets the designed water temperatures as specified by the manufacturer.

(f) All resident bathing and toileting facilities shall be cleaned and disinfected to prevent illness or contamination.

(g) Cleaning solutions, compounds and substances considered hazardous or toxic materials, as defined in RSA 147-A:2, VII, shall be distinctly labeled and legibly marked so as to identify the contents and stored in a place separate from food, medications and program supplies.

(h) Toxic materials shall not be used in a way that contaminates food, equipment or utensils or in any way other than in full compliance with the manufacturer’s labeling.

(i) Only individuals authorized under RSA 430:33 may apply pesticides, as defined by RSA 430:29, XXVI, for rodent or cockroach control in food storage, food preparation or dining areas.

(j) Solid waste, garbage and trash shall be stored in a manner to make it inaccessible to insects, rodents, outdoor animals and nursing home pets.

(k) In-house trash and garbage receptacles shall be emptied in a timely manner and lined, or cleaned and disinfected after emptying.

(l) Trash receptacles in food service area shall be covered at all times.

(m) The following requirements shall be met for laundry services:

1. Dirty laundry shall not be permitted to contaminate kitchen and dining areas;

2. Clean linen shall be stored in a clean area and separated from soiled linens at all times;

3. Soiled materials, linens and clothing shall be transported in a laundry bag, sack or container and washed in a sanitizing solution used in accordance with the manufacturer’s recommendations; and
(4) Soiled linens and clothing that are contaminated with infectious waste under Env-Sw 103.28 shall be handled as infectious waste.

(n) Laundry rooms and bathrooms shall have non-porous floors.

(o) Cleaning supplies shall be stored in dust-free and moisture-free storage areas.

(ac) Reasonable precautions, such as repair of holes and caulking of pipe channels, shall be taken to prevent the entrance of rodents and vermin.

(ag) Facilities shall provide for prompt cleaning of bedpans, urinals and other utensils.

(ai) Sterile supplies and equipment shall not be mixed with unsterile supplies. Source. #9856-A, eff 1-26-11

He-P 803.27 Emergency and Fire Safety.

Corridors, Floors, and Signage

(b) The furniture, floors, ceilings, walls, and fixtures shall be clean, sanitary and in good repair.

(h) Screens shall be provided for doors and windows that are left open to the outside.

(i) Doors that are self-closing and remain closed when not in use are exempt from the requirement in (h) above.

(ah) Any locked door providing egress from a resident room and/or means of egress within a nursing home shall meet the requirements of the Health Care Occupancy chapter of NFPA 101, Life Safety Code, as adopted by the commissioner of the department of safety in Saf-C 6000.

(ai) Delayed egress doors on locked units shall be equipped with signage and locking devices, which shall:

(1) Unlock upon actuation of the automatic fire detection and sprinkler system;

(2) Unlock upon loss of power; and

(3) No more than one such device may be located in any egress path.

Lighting, Noise, Temperature (HVAC), and Odors

(c) A supply of potable water shall be available for human consumption and food preparation.

(d) A supply of hot and cold running water shall be available at all times and precautions such as temperature regulation shall be taken to prevent a scalding injury to the residents.

(b) Equipment providing heat within a nursing home including, but not limited to, gas furnace or boiler, oil furnace or boiler, wood furnace or boiler or pellet furnace or boiler shall:

(1) Maintain a temperature of at least 70 degrees Fahrenheit during the day if residents are present and 65 degrees Fahrenheit at night; and
(2) Be serviced once a year or as recommended by the manufacturer with written documentation of such service retained for at least 4 years.

(c) Electric heating systems shall be exempt from (b)(2) above.

(d) Portable space heating devices shall be prohibited, unless the following are met:

1. Such devices are used only in employee areas where personnel are present and awake at all times; and

2. The heating elements of such devices do not exceed 212 degrees Fahrenheit.

(e) Any heating device other than a central plant shall be designed and installed so that:

1. Combustible material cannot be ignited by the device or its appurtenances;

2. If fuel-fired, such heating devices comply with the following:
   a. They shall be chimney or vent connected;
   b. They shall take air for combustion directly from outside; and
   c. They shall be designed and installed to provide for complete separation of the combustion system from the atmosphere of the occupied area; and

3. The heating device has safety features to immediately stop the flow of fuel and shut down the equipment in case of either excessive temperatures or ignition failure.

(f) Unvented fuel-fired heaters shall not be used in any nursing home.

(g) Plumbing shall be sized, installed, and maintained in accordance with the provisions of the International Plumbing Code, as specified in the State Building Code under RSA 155-A:1, IV, as amended by the Building Code Review Board pursuant to RSA 155-A:10, V.

(w) Lighting shall be available to allow residents to participate in activities such as reading, needlework or handicrafts.

(ad) Ventilation shall be provided throughout the entire nursing home and, whenever necessary, mechanical means such as fans shall be provided to remove excessive heat, moisture, objectionable odors, dust, or explosive or toxic gases.

(ae) There shall be a secondary power source to provide emergency power pursuant to the Electrical Systems chapter of NFPA 99, Health Care Facilities Code, and The Standard for Emergency and Standby Power Systems, NFPA 110, as adopted by the commissioner of the department of safety in Saf-C 6000.

#af) Waste water shall be disposed of through a system which meets the requirements of RSA 485:1-A and Env-Wq 1000. Sink drains which have no connection to sanitary sewers or septic systems and similar methods of disposal above ground shall be strictly prohibited.

(c) Extension cords shall be prohibited except as allowed in accordance with Saf-C 6000.
(f) Oxygen shall be stored in the following manner:

(1) Oxygen tanks shall be separated from combustibles or incompatible materials by either:
   a. A minimum distance of 20 feet; or
   b. A minimum distance of 5 feet if the entire building is equipped with an automatic sprinkler system installed in accordance with Saf-C 6000;

(2) Oxygen tanks shall be secured in a manner that prevents damage to the valves and cylinder;

(3) Portable liquid oxygen shall be used and stored in accordance with Compressed Gas Association’s “Guide for the Safe Storage, Handling, and Use of Small Portable Liquid Oxygen Systems in Health Care Facilities,” CGA P-2.7, edition 3 (4/9/08); and

(4) Any area where oxygen is stored or is in use shall have signage indicating that oxygen is in use or being stored.

(g) If the licensee has chosen to allow smoking under He-P 803.14(w), an outside location or a room used only for smoking shall be provided which:

(1) Has a dedicated ventilation system, so that smoke or odors cannot escape or be detected outside the designated smoking room;

(2) Has walls and furnishings constructed of non-combustible materials;

(3) Has metal waste receptacles and safe ashtrays; and

(4) Is in compliance with the requirements of RSA 155:64-77, the Indoor Smoking Act and He-P 1900.

(i) Non-ambulatory persons shall not be housed above the first floor unless the building has an automatic sprinkler system or is of type I or type II (222) construction as referenced in NFPA 101 as adopted by the commissioner of the department of safety in Saf-C 6008.03(a).

**Amenities**

(i) The nursing home shall have a telephone to which the residents have access.

**Outdoor Area**

**New Construction: Facility-Wide**
Housekeeping/Laundry/Maintenance

(c) Mattresses, mattress pads and coverings, pillows, bedsprings, and other furnishings shall be properly maintained and kept clean and replaced as needed. They shall be thoroughly cleaned and disinfected on a regular schedule and whenever a new resident is using them.

(f) All equipment and environmental surfaces shall be clean to sight and touch.

8:39-31.5 Pest control

(a) Effective and safe controls shall be used to minimize and eliminate the presence of rodents, flies, roaches and other vermin in the facility.

1. The premises shall be kept in such condition as to prevent the breeding, harborage, or feeding of vermin.

2. All openings to the outer air shall be effectively protected against the entrance of insects.

(e) Lint traps in clothes dryers shall be kept in a clean and safe condition.

Corridors, Floors, and Signage

(d) Scatter rugs shall be not permitted and floors shall be coated with slip-resistant floor finish.

(e) Carpeting shall be kept clean and odor free and shall not be frayed, worn, torn, or buckled.

(b) All draperies, curtains, and wastebaskets shall be maintained flame retardant.

(c) All decorations shall be flame retardant. Open flames used for decoration or religious ceremonies shall not be left unsupervised.

(b) All exit doors to the facility shall be kept externally locked from 8:00 P.M. until 6:30 A.M.

(d) Glare from windows and reflections on floors and tables in the multi-purpose or dining room shall be controlled.

(e) All supplies and equipment in the facility shall be of such quality as not to break or tear easily.

Lighting, Noise, Temperature (HVAC), and Odors

(f) There shall be a maintenance contract on elevators that includes routine maintenance inspections.

(g) The standby emergency power generator shall be checked weekly, tested under load monthly, and serviced in accordance with generally accepted engineering practices.

(i) There shall be a comprehensive, current, written preventive maintenance program for the electrical system that is documented and followed.

2. Restricted smoking areas shall be designated and rules governing such smoking promulgated and rigidly enforced. Nonflammable ashtrays in sufficient numbers shall be provided in permitted smoking areas. In any area where smoking is permitted, there shall be adequate outside ventilation.

(a) An outlet that is connected to an emergency power supply shall be used wherever life-sustaining equipment is in operation.

(f) Kerosene heaters and staff and resident-owned heating devices shall not be permitted.

(g) Extension cords shall not be permitted unless they are provided by the maintenance or engineering department of the facility, inspected regularly, and inventoried by the maintenance and engineering department. Extension cords shall be for temporary use only in resident care areas.

(h) Hot (95 to 110 degrees Fahrenheit) and cold running water shall be provided. Hot water in resident areas shall not exceed 110 degrees Fahrenheit.

(a) The facility shall provide for and operate adequate ventilation in all areas used by residents. All areas of the facility used by residents shall be equipped with air conditioning and the air conditioning shall be operated so that the temperature in these areas does not exceed 82 degrees Fahrenheit.

(f) Each facility shall provide:

1. Good lighting at entrances and, where applicable, in parking areas;

**Amenities**

**Outdoor Area**

**New Construction: Facility-Wide**

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**Housekeeping/Laundry/Maintenance**

(5) Combustibles in storage areas: Attics, cellars and other storage areas shall be kept safe and free from dangerous accumulations of combustible materials. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.
C. POISONS: All poisonous compounds shall be clearly labeled as poisonous and, when not in use, shall be stored in a locked area separate from food, kitchenware, and medications.

D. GARBAGE:

(1) Storage containers: All garbage and rubbish shall be stored in leak-proof, non-absorbent containers with close-fitting covers, and in areas separate from those used for the preparation and storage of food. Containers shall be cleaned regularly. Paperboard containers shall not be used.

(2) Disposal: Garbage and rubbish shall be disposed of promptly in a safe and sanitary manner.

E. LINEN AND TOWELS: Linens shall be handled, stored, processed, and transported in such a manner as to prevent the spread of infection. Soiled linen shall not be sorted, rinsed, or stored in bathrooms, residents' rooms, kitchens, food storage areas, nursing units, common hallways.

F. PEST CONTROL:

(1) Requirement: The facility shall be maintained reasonably free from insects and rodents, with harborage and entrances of insects and rodents eliminated.

(2) Provision of service: Pest control shall be provided when required for the control of insects and rodents.

(3) Screening of windows and doors: All windows and doors used for ventilation purposes shall be provided with wire screening of not less than number sixteen (16) mesh or its equivalent, and shall be properly installed and maintained to prevent entry of insects. Hinged screen days when in use.

(4) With other inhalation equipment such as intermittent positive pressure breathing equipment, the entire resident breathing circuit, including nebulizers and humidifiers, shall be changed at least every seven (7) days.

A. ALL FACILITIES: Each facility shall have:

(2) Space for storage of linen, equipment, and supplies.

(3) Utility rooms, which shall be located, designed and equipped to provide areas for the separate handling of clean and soiled linen, equipment, and supplies.

B. Each resident care area on each floor shall have:

(3) A soiled utility room with a flush-rim siphon jet service sink cabinet counter, and sink with hot and cold running water. The utility shall be mechanically ventilated and under negative pressure.

(4) A cleaning area or room with a sink with hot and cold running water, counter, and cabinets.

B. LINEN: Facilities shall provide a linen storage space or cabinet for each nursing unit.

7.9.2.81 JANITOR FACILITIES: Facilities shall have a mechanically ventilated janitor closet of adequate size on each floor and in the food service area, equipped with hot and cold running water and a service sink receptor.
7.9.2.82 LAUNDRY FACILITIES:

A. FACILITIES: A laundry room shall be provided unless commercial laundry facilities are used. Laundry facilities shall be located in areas separate from resident units and shall be provided with necessary washing and drying equipment.

B. WORK ROOM: When commercial laundries are used, a room for sorting, processing, and storing soiled linen shall be provided and shall have mechanical exhaust ventilation.

C. In addition to the requirements of Sections 7.9.2.82.A and 7.9.2.82.B, facilities shall have:

(1) A soiled linen sorting room separate from the laundry, which shall be mechanically ventilated and under negative pressure.

(2) A lavatory with both hot and cold running water, soap, and individual towels in the laundry area.

Staff Area

B. EMPLOYEE AND FAMILY FACILITIES: Toilets, baths, and lavatories for use by employees or family members shall be separate from those used by residents.

B. Each resident care area on each floor shall have:

(5) Staff toilet and lavatory facilities separate from those of residents, near nursing station.

7.9.2.79 FAMILY AND EMPLOYEE LIVING QUARTERS: Any family and employee living quarters shall be separate from the residents’ area.

7.9.2.80 EMPLOYEE FACILITIES: The following shall be provided for employees, and shall not be located in food preparation, food storage, utensil washing area or in resident’s rooms:

A. An area, room, or rooms for employee wraps, with lockers for purses and other personal belongings when on duty.

B. Handwashing lavatories with soap dispenser, single service towel dispenser, or other approved hand drying equipment.

C. Toilet facilities separate from those used by residents.

A. ADMINISTRATION AND RESIDENT ACTIVITY AREAS: Administration and resident activities areas shall be provided. The sizes of the various areas will depend upon the requirements of the facility. Some functions allotted separate spaces or rooms under Section 7.9.2.84B may be combined, provided that the resulting plan will not compromise acceptable standards of safety, medical and nursing practices, and the social needs of residents.

B. Administration department areas shall include:

(1) Business office.

(2) Lobby and information center.
(3) Office of administrator.

(4) Admitting and medical records area.

(5) Public and staff toilet room.

(6) Office of director of nurses; and

(7) In-service training area.

7.9.2.85 MIXED OCCUPANCY: Rooms or areas within the facility may be used for occupancy by individuals other than residents and facility staff if the following conditions are met:

A. The use of these rooms does not interfere with the services provided to the residents; and

B. The administrator takes reasonable steps to ensure that the health and safety and rights of the residents are protected.

Corridors, Floors, and Signage

E. WINDOW COVERINGS: Every window in patient care area shall be supplied with flame retardant shades, draw drapes or other covering material or devices which, when properly used and maintained, shall afford privacy and light control for the resident.

(2) Floors: Floors and carpeting shall be kept clean. Polishes on floors shall provide a non-slip finish. Carpeting or any other material covering the floors that is worn, damaged, contaminated or badly soiled shall be replaced, repaired or cleaned.

(3) Other surfaces: Ceiling and walls shall be kept clean and in good repair at all times. The interior and exterior of the buildings shall be painted or stained as needed to protect the surfaces. Loose, cracked, or peeling wallpaper or paint shall be replaced or repaired.

(4) Furnishings: All furniture and other furnishings shall be kept clean and in good repair at all times.

(8) Floor coverings: Scatter rugs and highly polished, slippery floors are prohibited, except for nonslip entrance mats. All floor coverings and edging shall be securely fastened to the floor or so constructed that they are free of hazards such as curled and broken edges.

(2) Corridors:

(a) Handrails. Corridors used by residents shall be equipped with handrails firmly secured on each side of the corridor.

(b) Size. All corridors in resident use areas shall be at least eight (8) feet wide.

(3) Doors:

(a) Size. Doors to residents’ rooms shall not be less than three (3) feet eight (8) inches wide and six (6) feet eight (8) inches in height, and shall be at least one and three-quarter inches solid core wood or equivalent construction.
(b) Latches. Each designated fire exit door shall have such latches or hardware that the door can be opened from the inside by pushing against a single bar or plate or by turning a single knob or handle.

(c) Locks on exit doors from the building and from nursing areas and wards may not be hooked or locked to prevent exit from the inside, shall be installed on the door of the resident’s room, unless the lock is operable from inside the room with a simple one-hand, one-motion operation without the use of a key unless the resident is confined; a master-key is available to emergency personnel such as the fire department.

(4) Toilet room doors: Resident toilet room doors shall be not less than three (3) feet zero (0) inches by six (6) feet eight (8) inches, and shall not swing into the toilet room unless they are provided with two way hardware.

(5) Thresholds: Raised thresholds which cannot be traversed easily by a bed on wheels, a wheelchair, a drug cart, or other equipment on wheels shall not be used.

(1) Carpeting: Carpeting shall not be installed in rooms used primarily for the following purposes: food preparation and storage, dish and utensil washing, soiled utility workroom, janitor closet, laundry processing, hydro-therapy, toilet and bathing, resident isolation, and resident examination.

(2) Carpet fireproofing: Carpeting, including underlying padding, if any, shall have a flamespread rating of seventy-five (75) or less when tested in accordance with standard 255 of the National Fire Protection Association (NFPA), or a critical radiant flux of more than 0.45 watts per square centimeter when tested in accordance with NFPA standard 253, 1978 edition. Certified proof by the manufacturer of the aforementioned test for the specific product shall be available in the facility. Certification by the installer that the material installed is the product referred to in the test shall be obtained by the facility. Carpeting shall not be applied to walls in any case except where the flamespread rating can be shown to twenty-five (25) or less.

(3) Acoustical tile: Acoustical tile shall be non-combustible.

(4) Wastebaskets: Wastebaskets shall be of non-combustible materials.

(5) Vertical exit stairways: At least one interior exit stairway shall be provided to that an enclosed protected path of at least one-hour fire resistive construction is available for occupants to proceed with safety to the exterior of the facility.

Lighting, Noise, Temperature (HVAC), and Odors

(7) Prevention of ignition: Heating devices and piping shall be designed or enclosed to prevent the ignition of clothing or furniture.

I. EMERGENCY POWER: Emergency electrical service with an independent power source which covers lighting as nursing stations, telephone switchboards, exit and corridor lights, boiler room, and fire alarm systems, shall be provided. The service may be battery operated if effective for at least four (4) hours.
K. SPRINKLERS FOR FIRE PROTECTION: Facilities shall have automatic sprinkler protection throughout buildings. In the event of an addition to, or remodeling of a facility, the entire facility shall have automatic sprinkler protection throughout unless there is a two (2) hour fire rated partition wall between the old and new construction, in which case only the new or remodeled area shall be sprinklered.

L. MECHANICAL SYSTEMS:

(1) Water supply:
(a) A portable water supply shall be available at all times. If a public water supply is available, it shall be used. If a public water supply is not available, the well or wells shall comply with applicable regulations.
(b) An adequate supply of hot water shall be available at all times. The temperature of hot water at plumbing fixtures used by residents may not exceed 110 degrees Fahrenheit (43 degrees C.) and shall be automatically regulated by control valves or by another approved device.

(2) Sewage disposal: All sewage shall be discharged into a municipal sewage system if available. Otherwise, the sewage shall be collected, treated, and disposed of by means of an independent sewage system approved under applicable state law and local authority.

(3) Plumbing: The plumbing for potable water and drainage for the disposal of excreta, infectious discharge, and wastes shall comply with applicable state plumbing standards.

(4) Heating and air conditioning:
(a) The heating and air conditioning systems shall be capable of maintaining adequate temperatures and providing freedom from drafts.
(b) A minimum temperature of at least 70 degrees Fahrenheit (21 degrees C.) in all bedrooms and in all other areas used by residents, unless resident preference is documented for deviations.

(5) Incineration:
(a) Facilities for the incineration of soiled dressings and similar wastes, as well as garbage and refuse, shall be provided when other methods of disposal are not available.
(b) An incinerator shall not be flue fed nor shall any upper floor charging chute be connected with the combustion chamber.

(6) Telephone: There shall be at least one operational non-pay telephone on the premises and as many additional telephones as are deemed necessary in an emergency.

(7) General lighting:
(a) Adequate lighting shall be provided in all areas of the facility. Lighting shall be of a type that does not produce discomfort due to high brightness, glare or reflecting surface. No candles, oil lanterns, or other open flame method of illumination may be used.
(b) Facilities shall have lighting during the evening and night hours that is commensurate with staff needs.

(8) Ventilation:

(a) The facility shall be well-ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel shall be provided with functioning mechanical ventilation to change the air on a basis commensurate with the type of occupancy.

(b) All inside bathrooms and toilet rooms shall have mechanical ventilation to the outside.

(c) Mechanical ventilation shall be provided to the resident area corridors, solaria, dining, living and recreation areas, and nursing stations. These areas shall be under positive pressure;

(d) All rooms in which food is stored, prepared or served, or in which utensils are washed shall be well-ventilated. Refrigerated storage rooms need not be ventilated.

(e) Kitchens, bathrooms, utility rooms, janitor closets, and soiled linen rooms shall be ventilated.

(9) Elevators: At least one elevator shall be provided in the facility if resident beds or activities are located on more than one floor. The platform size of the elevator shall be large enough to hold a resident bed as and attendant.

(10) Electrical:

(a) In all facilities, non-conductive wall plates shall be provided where the system is not properly grounded.

(b) In new construction begun after the effective date of these regulations, at least two (2) duplex-type outlets shall be provided for each bed.

Amenities

C. Resident activities areas shall include:

(1) Occupational therapy.

(2) Physical therapy.

(3) Activity area; and

(4) Beauty and barber shop.

Outdoor Area

(6) Grounds: The grounds shall be kept free from refuse, litter, and wastewater. Areas around buildings, sidewalks, gardens, and patios shall be kept clear of dense undergrowth.

(9) Roads and sidewalks: The ambulatory and vehicular access to the facility shall be kept passable and open at all times of the year. Sidewalks, drives, fire escapes, and entrances shall be kept free of ice, snow, and other obstructions.

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B. OUTDOOR AREAS: Areas shall be provided for outdoor recreation area, exclusive of driveways and parking area.

C. PARKING: Space for off-street parking for staff and visitors shall be provided.

New Construction: Facility-Wide

Housekeeping/Laundry/Maintenance

PRE-1975:

(d) At least one janitor's closet shall be provided in each facility.

1975-1990:

(a) If linen is to be processed on the site, the following shall be provided:

(1) A laundry processing room with commercial-type equipment that can process seven days' needs within a regularly scheduled work week. Handwashing facilities shall be provided.

(2) A soiled linen receiving, holding and sorting room with handwashing facilities.

(3) Storage for laundry supplies.

(4) A clean linen inspection and mending room or area.

(5) A clean linen storage, issuing and holding room area.

(6) A janitors' closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(7) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

(b) If linen is processed off the site, the following shall be provided:

(1) A soiled linen holding room.

(2) Clean linen receiving, holding, inspection and storage room(s).

(3) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities. General storage room(s) shall have a total area of not less than ten square feet per certified bed and shall generally be concentrated in one area.

Title: Section 713-2.15 - Janitors' closets
713-2.15 Janitors' closets.

In addition to the janitors' closets called for in certain departments, sufficient janitors' closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

**Title:** Section 713-2.17 - Waste processing facilities and services

713-2.17 Waste processing facilities and services.

(a) Space and facilities shall be provided for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, removal or by a combination of these techniques.

(b) A gas, electric or oil-fired incinerator shall be provided on site or by off-site shared services for the complete destruction of infectious waste. Infectious waste shall include, but shall not be limited to, dressings from open wounds, laboratory specimens, and all waste material from isolation rooms. If an incinerator is on site, it shall be located in a separate room or outdoors and shall meet the following requirements:

(1) Design and construction of incinerators and trash chutes shall be in accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

(2) Incinerators shall be designed and installed in accordance with the terms of the permit to construct, issued by the Department of Environmental Conservation.

1990-2010:

(5) A clean workroom with a work counter sized to store clean and sterile supplies as required by the functional program, or a clean holding facility that is part of an approved system for storage and distribution of clean and sterile supply materials. The location(s) of the clean workroom and the clean holding facility shall be based on the functional program and physical layout of the nursing unit.

(6) A soiled workroom that contains a clinical sink or equivalent, flushing rim fixture with a rinsing hose or a bed pan sanitizer, handwashing facilities, work counter, and an area for soiled linen holding and waste receptacle(s) in a number and type as required by the functional program. The location of the soiled workroom shall be based on the functional program and the physical layout of the nursing unit. A soiled holding facility, if not provided within the workroom, shall be part of an approved system for collection and disposal of soiled materials.

(7) A closet, designated area within the clean workroom or a closed cart system for clean linen storage. If a closed cart system is used, storage may be in an alcove.

**Title:** Section 713-3.15 - Linen services

(a) If linen is to be processed on the site, the following shall be provided:
(1) A laundry processing room with commercial type equipment that can process seven days’ needs within a regularly scheduled workweek. Handwashing facilities shall be provided.

(2) A soiled linen receiving, holding and sorting room with handwashing facilities.

(3) Storage for laundry supplies.

(4) Clean linen inspection, storage and issuing room(s).

(5) A janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(6) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

(b) If linen is processed off the site, the following shall be provided:

(1) A soiled linen holding room.

(2) Clean linen receiving, holding, inspection and storage room(s).

(3) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

**Title:** Section 713-3.18 - Janitors' closets

In addition to the janitors’ closets called for in certain departments, sufficient janitors’ closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

**Title:** Section 713-3.20 - Waste processing services, storage and treatment

Space and facilities shall be provided for waste storage and removal. Where on-site treatment is by incineration, or other approved method, appropriate additional space and facilities shall be provided.

**1975-1990:**

**Title:** Section 713-2.3 - Minimum bed capacities

713-2.3 Minimum bed capacities.

Unless the commissioner approves fewer beds, a nursing home unit of a hospital shall have a minimum of thirty certified beds and a freestanding nursing home facility shall have a minimum of sixty certified beds.

**Title:** Section 713-2.4 - Space and area requirements

713-2.4 Space and area requirements.

The commissioner may approve modifications or deletions in space requirements set forth in this Subpart when nursing home services or facilities are permitted to be shared. The sizes of the various departments will depend upon program requirements and organization of services within 209
the facility. Some functions requiring separate spaces or rooms may be combined, provided that the resulting plan will not compromise the best standards of safety and of medical and nursing practices.

**Title:** Section 713-2.5 - Nursing units

**713-2.5 Nursing units.**

(a) The number of certified beds on a nursing unit shall not exceed sixty unless additional services are provided. At least two-thirds of the total certified beds in any facility shall be located in rooms designed for one or two beds. At least one-tenth of the total certified beds in any facility shall be located in single bedrooms, each equipped with a private bath and toilet.

**Staff Area**

**PRE-1975:**

(a) Office space shall be provided as required by the size of the facility, and the number of persons employed in administrative positions, to be used for business transactions, medical records and administration and admitting and discharge. Space shall also be provided for use by the director of nursing services. At least one toilet and lavatory shall be provided for staff and public use.

(c) Facilities with long term ventilator programs shall provide the following service areas:

1. a conference room for in-service education and training of respiratory care staff;

**1975-1990:**

(c) The following service areas shall be located in or be readily available to each nursing unit:

2. A lounge and toilet room(s) for nursing staff.

3. Individual closets or compartments for the safekeeping of coats and personal effects of nursing personnel. These shall be located convenient to the duty station of personnel or in a central location. Administration and public areas shall include and comply with the following:

(a) An entrance at grade level, sheltered from the weather and able to accommodate wheelchairs.

(b) A lobby, which shall include:

1. storage space for wheelchairs;

2. a reception and information counter or desk;

3. waiting space(s);

4. public toilet facilities;

5. public telephone(s); and

6. drinking fountain(s).
(c) Interview space(s) for private interviews relating to social services, credit and admissions.

(d) General or individual office(s) for business transactions, medical and financial records, and administrative and professional staff.

(e) A multi-purpose room for conferences, meetings and health education purposes including facilities for showing visual aids.

(f) Storage for office equipment and supplies

In addition to employees’ facilities such as locker rooms, lounges, toilets or shower facilities called for in certain departments, a sufficient number of such facilities as required to accommodate the needs of all personnel and volunteers shall be provided.

(c) Facilities with long term ventilator programs shall provide the following service areas:

1. A conference room for in-service education and training of respiratory care staff;

1990-2010:

The following service areas shall be provided:

1. A staff work station with space for carrying out the administrative functions of the unit.

2. Lounge and toilet room(s) for staff.

3. Individual closets or lockers for the safekeeping of coats and personal effects of staff. These shall be located convenient to the duty station of personnel or in a central location.

(b) The following service areas shall be readily available:

1. A conference room for in-service education and training of respiratory care staff;

Title: Section 713-3.14 - Administration and public areas

Administration and public areas shall include and comply with the following:

(a) A main entrance at grade level sheltered from the weather that can accommodate wheelchairs.

(b) A lobby, which shall include:

1. A reception and information counter or desk;

2. Waiting space(s) with seating areas;

3. Public toilet facilities, which are wheelchair accessible;

4. Public telephone(s);

5. Drinking fountain(s); and

6. A bulletin board.
(c) Interview space(s) for private interviews relating to social services, credit arrangements and admissions.

(d) General or individual office(s) for business transactions, medical and financial records, and administrative and professional staff.

(e) A multi-purpose room for conferences, meetings and health education purposes, including facilities for showing visual aids.

(f) Storage for office equipment and supplies.

(g) An equipped clinical nurses aide training facility if the nursing home provides training support or a training program for nurses aides.

**Title: Section 713-3.17 - Employees' facilities**

713-3.17 Employees' facilities. In addition to employees' facilities such as locker rooms, lounges, toilets or shower facilities called for in certain departments, a sufficient number of such facilities as are required to accommodate the needs of all personnel and volunteers shall be provided. An outdoor smoking area shall be designated.

**Corridors, Floors, and Signage**

**PRE-1975:**

(a) Corridors used by residents shall be equipped with firmly secured handrails on both sides.

(c) All floor, ceiling and wall surfaces shall be easily cleanable, and designed for the maintenance of a comfortable, sanitary environment for each resident. This shall not apply to ceilings in boiler rooms, mechanical and building equipment rooms, administration and similar spaces that are not typically occupied by residents.

**1975-1990:**

**Title: Section 713-2.18 - Details and finishes**

A high degree of safety for the occupants shall be provided to minimize the incidence of accidents with special consideration for ambulatory residents to enhance their ability to care for themselves. Hazards such as sharp corners shall be avoided.

(a) Details shall comply with the following requirements:

(1) Compartmentation, corridors, widths, exits, automatic extinguishment systems, and other details relating to fire prevention and fire protection shall comply with requirements applicable to existing health care occupancies set forth in NFPA 101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.
(2) 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.

(4) The minimum width of all doors to rooms needing access for beds or stretchers shall be three feet eight inches. Doors to resident toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two feet ten inches.

(5) Doors on all openings between corridors and rooms or spaces subject to occupancy, except elevator doors, shall be swing type. Openings to showers, baths, residents' toilets, and other small wet-type areas not subject to fire hazard are exempt from this requirement.

(6) Windows and other doors which may be frequently left in an open position shall be provided with insect screens.

(7) Windows shall be designed to prevent accidental falls when open, or shall be provided with security screens.

(8) Except for doors to spaces that are not subject to occupancy such as small closets, all doors shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Large walk-in type closets are considered spaces subject to occupancy.

(9) Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within eighteen inches of the floor, thereby creating 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 when broken. Similar materials shall be used in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety. Glazing materials as noted above shall be used for shower doors and bath enclosures.

(10) Where labeled fire doors are required, these shall be certified by an independent testing laboratory as meeting the construction requirements equal to those for fire doors in NFPA 80, Standard for Fire Doors and Fire Windows, 1999 edition. Reference to a labeled door shall be construed to include labeled frame and hardware. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(11) Elevator shaft openings shall have Class B 1-1/2-hour labeled fire doors.

(12) Linen and refuse chutes shall meet or exceed the following requirements:

(i) Service openings to chutes shall not be located in corridors or passageways but shall be located in a room of construction having a fire resistance of not less than two hours. Doors to such rooms shall be not less than Class B 1-1/2-hour labeled fire doors.

(ii) Service openings to chutes shall be approved self-closing Class B 1-1/2-hour labeled fire doors.

(iii) Minimum cross-sectional dimension of gravity chutes shall be not less than two feet.

(iv) Chutes shall discharge directly into collection rooms separate from incinerators, laundry, or other services. Separate collection rooms shall be provided for trash and for linen. The enclosure
construction for such rooms shall have a fire resistance of not less than two hours, and the doors thereto shall be not less than Class B 1-1/2 fire doors.

(v) Gravity chutes shall extend through the roof with provisions for continuous ventilation as well as for fire and smoke ventilation. Openings for fire and smoke ventilation shall have an effective area of not less than four feet above the roof and not less than six feet clear of other vertical surfaces. Fire and smoke ventilating openings may be covered with single strength sheet glass.

(13) Dumbwaiters, conveyors and material handling systems shall not open directly into a corridor or exit way but shall open into a room enclosed by construction having a fire resistance of not less than one hour and provided with Class C 3/4 labeled fire doors. Service entrance doors to vertical shafts containing dumbwaiters, conveyors, and material handling systems shall be not less than Class B 1-1/2-hour labeled fire doors. Where horizontal conveyors and material handling systems penetrate fire-rated walls or smoke partitions, such openings must be provided with Class B 1-1/2-hour labeled fire doors for two hour walls and Class C 3/4-hour labeled fire doors for one hour walls or partitions.

(14) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts.

(17) Handrails for use by residents shall be provided on both sides of corridors. A clear distance of one and a half inches shall be provided between the handrail and the wall.

(18) Ends of handrails and grab bars shall be constructed to prevent snagging the clothes of residents.

(22) Ceiling heights shall be as follows:

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

(ii) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment.

(iii) All other rooms shall have not less than eight foot ceilings except that corridors, storage rooms, toilet rooms, and other minor rooms may be not less than seven feet eight inches. Suspended tracks, rails and pipes located in path of normal traffic shall be not less than six feet eight inches above the floor.

(b) Finishes shall comply with the following:

(1) Cubicle curtains and draperies shall be noncombustible and shall pass both the large and small scale test of set forth in NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films, 1999 edition. Further details concerning this material referenced herein are contained in section 711.2(a) of this Title.

(2) 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 water-resistant and greaseproof. Joints in tile and similar material in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods, floor materials shall not be physically affected by
germicidal and cleaning solutions. Floors that are subject to traffic while wet, such as shower and bath areas, kitchen and similar work areas, shall have a nonslip surface.

(3) Wall bases in kitchen, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects.

(4) Wall finishes shall be washable and the immediate area surrounding 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.

(5) Floor and wall 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.

(6) Ceilings throughout the facility shall be easily cleanable. Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

(7) Acoustical ceilings shall be provided for corridors in resident areas, nurses’ stations dayrooms, recreation rooms, dining areas and waiting areas.

1990-2010:

Administration and public areas shall include and comply with the following:

(b) A lobby, which shall include:

(6) a bulletin board.

Title: Section 713-3.21 - Details and finishes

713-3.21 Details and finishes.

(a) All details shall comply with the following requirements:

(1) Compartmentation, corridors widths, exits, automatic extinguishment systems, and other details relating to fire prevention and fire protection shall comply with requirements of NFPA 101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

(2) 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) All rooms containing bathtubs, sitz baths, showers or water closets that are subject to use or occupancy by residents, shall be equipped with doors and hardware which will permit access from the outside in any emergency. When such rooms have only one opening or are small, the doors shall be capable of opening outwards or be otherwise designed to be opened without need to push against a resident who may have collapsed within the room.
(4) The minimum width of all openings to rooms needing access for beds or stretchers shall be three feet eight inches.

(5) Doors on all openings between corridors and rooms or spaces subject to occupancy, except elevator doors, shall be swing type. Opening to showers, baths, residents' toilets, and other small wet-type areas not subject to fire hazard are exempt from this requirement.

(6) Doors, except doors to spaces such as small closets that are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Large walk-in type closets are considered spaces subject to occupancy.

(7) Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within eighteen inches of the floor, thereby creating 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 when broken. Similar materials shall be used in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety. Glazing materials as noted above shall be used for shower doors and bath enclosures.

(8) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts.

(9) Grab bars shall be provided for all residents' showers, tubs and sitz baths. All grab bars shall have sufficient strength and anchorage to sustain a concentrated load of two hundred fifty pounds.

(10) Recessed soap dishes shall be provided in showers and bathrooms.

(11) Handrails for use by residents shall be provided on both sides of corridors. A clear distance of one and a half inches shall be provided between the handrail and the wall.

(12) Ends of handrail and grab bars shall be constructed to prevent snagging the clothes of residents.

(13) The location and arrangement of handwashing facilities shall permit their proper use and operation. Particular care shall be given to the clearances required for blade-type operating handles. Lavatories intended for use by residents shall be installed to permit use by residents in wheelchairs.

(14) Mirrors shall be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position.

(15) Paper towel dispensers and waste receptacles shall be provided at all handwashing fixtures.

(16) Ceiling heights shall be as follows:

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

(ii) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment.
(iii) All other rooms shall have not less than seven feet ten inch ceilings. Suspended tracks, rails and pipes located in path of normal traffic, including resident room vestibule ceilings, shall be not less than six feet eight inches above the floor.

(b) Finishes shall include and comply with the following:

(1) 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 water-resistant and grease-proof. Joints in tile and similar material in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet, such as shower and bath areas, kitchen and similar work areas, shall have a non-slip surface.

(2) Wall bases in kitchen, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects.

(3) Wall finishes 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.

(4) Floor and wall 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.

(5) Ceilings throughout the facility shall be easily cleanable. Dietary and food preparation areas shall have finished ceilings covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

(6) Acoustical ceilings and acoustical wall treatment, including acoustical in-wall insulation as required, shall be provided for corridors in resident areas, nurses’ stations, dayrooms, recreation rooms, dining areas and waiting areas to reduce ambient noise in resident living and sleeping areas.

Lighting, Noise, Temperature (HVAC), and Odors

PRE-1975:

(b) Nursing home facilities shall include elevators as follows:

(1) Facilities with certified resident beds or resident services on two or more floors shall provide at least one elevator.

(2) Facilities with one hundred one to two hundred certified beds above the first floor shall provide at least two elevators.

(3) Facilities with more than two hundred certified beds above the first floor shall provide at least three elevators.
(4) The minimum platform size of a single elevator, where such elevator is required, shall measure at least four feet six inches by seven feet. Where a second elevator is required by this section, its platform shall measure at least four feet by six feet.

**Title:** Section 713-1.9 - Mechanical requirements

713-1.9 Mechanical requirements.

(a) Boilers shall have the capacity to supply the normal requirements of all steam and hot water systems and equipment. The number and arrangement of boilers shall be such that when one boiler breaks down or when routine maintenance requires that one boiler be temporarily taken out of service, the capacity of the remaining boilers shall be at least seventy percent of the total required capacity.

(b) The heating system shall be capable of maintaining all occupied areas at a minimum temperature of seventy-five degrees Fahrenheit.

(c) Resident bedrooms shall have operable windows that can be used for ventilation.

(d) Bathing rooms, soiled workrooms, soiled linen rooms and janitors' closets shall have mechanical exhaust ventilation or a wall or, if approved by the department, window exhaust fan with back-draft louver.

(e) Toilet rooms and physical therapy rooms shall have mechanical exhaust or window exhaust fan with back-draft louver or, if approved by the department, operable windows which can be used for ventilation.

(f) Kitchen areas shall have a mechanical ventilating system to maintain an equal supply and exhaust and a minimum of ten air changes per hour. Dishwashing areas shall have an exhaust system with a minimum of ten air changes per hour. If all outside air is used, a filter with at least thirty five percent efficiency shall be installed in the system. Supply air for the dishwashing area may be taken from the kitchen. All exhaust air shall be discharged directly to the outdoors.

(g) Supply air for central ventilation systems for resident care areas using outdoor air shall be equipped with filters having an efficiency of thirty five percent.

(h) Nursing homes shall include an incinerator to treat infectious wastes or other department approved methods of infectious waste disposal. Incinerators and refuse chutes shall comply with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, as referenced in section 711.2(a) of this Title, and shall meet the requirements for approval of the Department of Environmental Conservation.

(i) All handwashing fixtures used by medical and nursing staff and food handlers shall be trimmed with valves that can be operated without the use of hands. Hand operated faucets may be fitted on lavatories in residents' rooms and residents' toilets.

(j) Bedpan-flushing devices shall be provided on each resident floor.

(k) Vacuum breakers shall be installed on hose bibs and on all fixtures to which hoses or tubing can be attached, such as janitor's sinks and bedpan-flushing attachments.
(l) Water supply systems shall be provided to supply water at sufficient pressure to operate all fixtures and equipment.

(m) Domestic hot water systems shall provide adequate hot water at each outlet at all times. Hot water temperature at fixtures used by residents shall not exceed one hundred ten degrees Fahrenheit.

(n) Building sewers shall discharge into a community sewerage system, if available, or a department approved sewage treatment system.

Title: Section 713-1.10 - Electrical requirements

713-1.10 Electrical requirements.

(a) Each resident bedroom shall have at least one duplex electrical receptacle per bed and an additional receptacle on another wall. If electric beds are used, an additional receptacle is required at the head of each bed. Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors.

(b) Resident rooms shall have general lighting and night lighting; a reading light shall be provided for each resident.

(c) An emergency generator shall be provided that is capable of providing energy to operate the following: lighting for all means of egress; equipment to maintain fire detection, alarm and extinguishing systems; life-support systems; water, sewage and sump pumps; refrigerators and freezers; and, minimal general lighting, and heating. In facilities with all-electric kitchens, a ratio of three duplex receptacles per nursing unit shall be provided in the kitchen for food preparation unless a prior approved emergency food preparation plan is in effect.

(d) Fire signal systems consisting of an electrically supervised fire alarm system and a detection system shall be provided as follows:

1. The fire alarm signal shall be coded to indicate location of the station operated and shall be connected to the fire department protecting the facility or to a central station. Any alarm signal in the system shall sound a general alarm audible throughout the facility.

2. A coded fire detection system that is connected to the fire alarm system of the facility shall be provided in boiler rooms and attached garages.

3. Each resident sleeping room shall be protected by an automatic smoke and heat detection system that includes an approved and operational automatic smoke and heat detector in such room. A facility with one or more resident sleeping rooms that are protected by an automatic smoke detection system, but do not have an automatic heat detection system, and otherwise complies with the requirements of this subparagraph, shall not be required to add an automatic heat detector to such system in such rooms.

1975-1990:

Title: Section 713-2.16 - Engineering service and equipment areas
713-2.16 Engineering service and equipment areas.

Engineering service and equipment areas shall include the following:

(a) equipment room(s), which shall consist of room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment;

(b) engineers' quarters providing office or suitable desk space for engineers;

(c) maintenance shop(s);

(d) storage room(s) for building maintenance supplies which may be part of maintenance shop in nursing homes of less than one hundred beds; and

(e) yard equipment storage which shall consist of a separate room or building for year maintenance equipment and supplies.

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 above the ambient room temperature.

Title: Section 713-2.20 - Elevators

713-2.20 Elevators.

All buildings that have residents' facilities such as bedrooms, dining rooms or recreation areas, or critical services, such as diagnostic or therapy areas located on a floor other than the main entrance floor shall have electric or electrohydraulic elevators. All buildings with elevators shall comply with the requirements of this section.

(a) The facility shall have the following minimum number of elevators:

(1) At least one hospital-type elevator shall be installed where one to fifty nine resident beds are located on any floor other than the main entrance floor.

(2) At least two elevators, one of which shall be hospital-type, shall be installed where sixty to two hundred certified resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing certified resident beds. Elevator service may be reduced for those floors that provide only partial resident services.

(3) At least three elevators, one of which shall be hospital-type shall be installed where two hundred one to three hundred fifty certified resident beds are located on floors other than the main entrance floor, or where a major resident services are located on a floor other than those containing certified resident beds. Elevator service may be reduced for those floors that provide only partial resident services.

(4) For facilities with more than three hundred fifty certified resident beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.
(b) Hospital-type elevator cars shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least five feet wide by seven feet six inches deep. The car door shall have a clear opening of not less than three feet eight inches wide.

(c) Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of one-half inch.

(d) 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.

(e) Elevator controls, alarm button and telephones shall be accessible to wheelchair occupants.

(f) Elevator call buttons, controls and door safety stops shall be of a type that will not be activated by heat or smoke.

**Title:** Section 713-2.21 - Mechanical systems and equipment requirements

(b) Thermal insulation and acoustical insulation (if applicable) shall be provided on the following fixtures and equipment within a nursing home facility and shall comply with the following:

1. boilers, smoke breeching and stacks;
2. steam supply and condensate return piping;
3. hot water piping above one hundred eighty degrees Fahrenheit and all hot water heaters, generators and converters;
4. hot water piping above one hundred twenty five degrees Fahrenheit, which is exposed to contact by residents;
5. chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;
6. water supply and drainage piping on which condensation may occur;
7. air ducts and casings with outside surface temperatures below ambient dew point; and
8. other piping, ducts, and equipment as necessary to maintain the efficiency of the system.

9. Insulation may be omitted from hot water and steam condensate piping not subject to contact by residents when such insulation is unnecessary for preventing excessive system heat loss or excessive heat gain.

10. Insulation, including finishes and adhesives on the exterior surfaces of ducts, pipes and equipment, shall have a flame spread rating of twenty five or less and a smoke developed rating of one hundred fifty or less as determined by an independent testing laboratory in accordance with NFPA 255, Standard Methods of Test of Surface Burning Characteristics of Building Materials, 2000 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.
(11) Linings in air ducts and equipment including coatings and adhesives, and insulation on exterior surfaces of pipes and ducts in building spaces used as air supply plenums, shall have a flame spread rating of twenty five or less and a smoke developed rating of fifty or less as determined by an independent testing laboratory in accordance with NFPA 255, Standard Method of Test of Surface Burning Characteristics of Building Materials, 2000 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(c) Steam and hot water systems shall comply with the following:

(1) Boilers shall have the capacity to supply the normal requirements of all systems and equipment. The number and arrangement of boilers shall be such 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(s) shall be at least seventy percent of the total required capacity.

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

(3) Supply and return mains and risers of cooling, heating and process steam systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return ends.

(d) Heating and ventilating systems shall comply with the following:

(1) A minimum design temperature of seventy-five degrees Fahrenheit at winter design conditions shall be provided for all occupied areas.

(2) 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 8 shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates.

(i) Outdoor air intakes shall be located as far as practical but not less than twenty five feet from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six feet above ground level, or if installed above the roof, three feet above roof level.

(ii) The ventilation systems shall be designed and balanced to provide the pressure relationship as shown in Table 8, below.

### TABLE 8

**PRESSURE RELATIONSHIPS AND VENTILATION OF CERTAIN AREAS OF NURSING HOME FACILITIES**

(iii) The bottoms of ventilation openings shall be not less 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 on corridors.

(v) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 9, below. The filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter may be located further downstream.

TABLE 9

FILTER EFFICIENCES FOR CENTRAL VENTILATION AND AIRCONDITIONING SYSTEMS IN NURSING HOME FACILITIES

(vi) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ANSI/ASHRAE Standard 52.2-1999, Method of Testing Air-Cleaning Devices for Removal Efficiency by Particle Size, 1999 edition. Further details concerning this referenced material are contained in section 711.2(b) of this Title.

(vii) 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 enclosing duct work shall be gasketed or sealed to provide seal against air leakage.

(viii) A manometer shall be installed across each filter bed serving central air systems.

(ix) Air handling duct systems shall meet the requirements of NFPA 90A, Standard for the Installation of Air Conditioning and Ventilating Systems, 1999 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(x) Fire and smoke dampers shall be constructed, located and installed in accordance with the requirements of NFPA 90A, Standard for the Installation of Air Conditioning and Ventilating Systems, 1999 edition. Access for maintenance shall be provided at all dampers. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(a) Supply and exhaust ducts which 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 flow of air or smoke in either direction when the fan, which moves the air through the duct, stops. Dampers shall be equipped with remote control reset devices except that manual reopening will be permitted if dampers are conveniently located.

(b) Return air ducts which pass through a required smoke barrier shall be provided with a damper at the barrier actuated by smoke or products of combustion (other than heat) detectors. These dampers shall be operated by the detectors used to actuate door closing devices in the smoke partition or by detectors located to sense smoke in the return air duct from the smoke zone.

(xi) Exhaust hoods in food preparation centers shall have an exhaust rate of not less than fifty cubic feet per minute per square foot of face area. Face area is defined for this purpose as the open area
from the exposed perimeter of the cooking surfaces. All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat actuated fan controls. Cleanout openings shall be provided every twenty feet in horizontal exhaust duct systems serving these hoods.

(xii) Boiler room shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperature in working stations to ninety-seven degrees Fahrenheit.

(i) The material used for plumbing fixtures shall be of non-absorptive acid-resistant material.

(ii) The water supply spout for lavatories and sinks required in resident care areas shall be mounted so that its discharge point is a minimum distance of five inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves, which can be operated without the use of hands. Where blade handles are used for this purpose, they shall not exceed four and one-half inches in length, except that handles on clinical sinks shall be not less than six inches long.

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

(iv) Shower bases and tubs shall provide non-slip surfaces for standing residents.

(2) Water supply systems shall comply with the following:

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

(ii) 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.

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

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

(v) Bedpan flushing devices shall be provided in each resident toilet room.

(vi) Water distribution systems shall be arranged to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred ten degrees Fahrenheit.

(3) Hot water heaters and tanks shall comply with the following:

(i) The hot water heating system shall have sufficient capacity to supply water at the temperatures and amounts indicated below. Water temperatures shall be taken at hot water point of use or inlet to processing equipment.

(ii) Storage tank(s) shall be fabricated of corrosion-resistant metal or lined with noncorrosive material.
Use Gallons (per hour per bed)
Liters (per second per bed)
Temperature (degrees Fahrenheit)
Clinical 6-1/2 .007 110
Dietary 4 .004 180
Laundry 4-1/2 .005 180

(4) Drainage systems shall comply with the following:

(i) Insofar as is possible drainage piping shall not be installed within the ceiling, or installed in an exposed location in food preparation centers, food serving facilities, food storage areas, or other critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems.

(ii) Building sewers shall discharge into a community sewage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and State regulations.

(5) If used, nonflammable medical gas systems installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

(6) If used, clinical vacuum (suction) system installations shall be in accordance with the requirements of Compressed Gas Association, Inc. (CGA) Pamphlet E-10, Maintenance of Medical Gas and Vacuum Systems in Health Care Facilities. Further details concerning this referenced material are contained in section 711.2(b) of this Title.

Title: Section 713-2.22 - Electrical requirements

(a) All material including equipment, conductors, controls and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. Materials and installation shall conform to NFPA 70, National Electrical Code, 1999 edition, and NFPA 99, Standard for Health Care Facilities. 1999 edition. Further details concerning these referenced materials are contained in section 711.2(a) of this Title. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

(b) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panel boards shall be enclosed or guarded to provide a deadfront type of assembly. The main switchboard shall be located in a separate enclosure accessible only to authorized persons. The switchboard shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space free of corrosive fumes or gases. Overload protective devices shall be suitable for operating properly in ambient temperature conditions.
(c) Panel boards 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.

(d) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings and parking lots shall have lighting. Residents' rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(e) Receptacles (convenience outlets) shall comply with the following:

1. Each resident room shall have duplex grounding-type receptacles as follows: one location each side of the head of each bed; one for television, if used; and one on another wall.

2. Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors and within twenty-five feet of the ends of corridors.

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

(h) Emergency electric services shall comply with the following:

1. 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.

2. The source of this emergency electric service shall be as follows:

   (i) an emergency generating set when the normal service is supplied by one or more central station transmission lines; and

   (ii) an emergency generating set or a central station transmission line when the normal electric supply is generated on the premises.

3. Emergency electric service shall be provided to the distribution systems as follows:

   (i) Illumination for means of egress, exit signs and exit directional signs as required in NFPA 101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

   (ii) Corridor duplex receptacles in resident areas.

   (iii) Nurses' calling systems.

   (iv) Equipment necessary for maintaining telephone service.

   (v) Elevator service that will reach every resident floor when resident rooms are located on other than ground floor. Throwover facilities shall be provided to allow temporary operation of any elevator for release of persons who may be trapped between floors.

   (vi) A fire pump, if installed.
(vii) Equipment for heating resident rooms, except where the facility is served by two or more electrical services supplied from separate generators of a utility distribution network having multiple power input sources and arranged to provide mechanical and electrical separation so that a fault between the facility and the generating sources will not likely cause an interruption of its service feeders.

(viii) General illumination and selected receptacles in the vicinity of the generator set;

(ix) Paging or speaker systems if intended for communication during emergency. Radio transceivers where installed for emergency use shall be capable of operating for at least one hour upon total failure of both normal and emergency power.

(x) 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.

(4) The emergency lighting shall be in operation within ten seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power shall be distinctively marked. When the generator is operated by fuel, which is normally piped underground to the site from a utility distribution system, fuel storage facilities on the site will not be required.

(5) Each resident sleeping room shall be protected by an automatic smoke and heat detection system that includes an approved and operational automatic smoke and heat detector in such room. The detectors shall conform to the applicable provisions of NFPA 72, National Fire Alarm Code, 1999 edition, and shall be electrically connected to the fire alarm system. Additional information regarding this material is available in section 711.2(a) of this Title.

1990-2010:

Title: Section 713-3.19 - Engineering service and equipment areas

Engineering service and equipment areas shall include and comply with the following:

(a) Equipment room(s), which shall consist of room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment;

(b) engineers' quarters providing office or suitable desk space for engineer;

(c) maintenance shop(s);

(d) storage room(s) for building maintenance supplies which may be part of maintenance shop in nursing homes of less than one hundred residents; and

(e) yard equipment storage, which shall consist of a separate room or building for yard maintenance equipment and supplies.
(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 from exceeding a temperature ten degrees Fahrenheit above the ambient room temperature.

Title: Section 713-3.23 - Elevators

713-3.23 Elevators.

(a) All buildings having resident facilities such as bedrooms, dining rooms, recreation areas, critical services such as diagnostic and therapy functions located on other than the main entrance floor shall have at least two electric or electrohydraulic elevators, one of which shall be of the hospital-type. Engineering studies of the facility design and location of resident service areas including an analysis of peak loads and waiting time to determine the elevator needs for handling residents, staff, the public, food, and supplies shall be submitted to the department for approval prior to the completion of design development drawings.

(1) Hospital-type elevator cars shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least five feet wide by seven feet six inches deep. The car door shall have a clear opening of not less than three feet eight inches wide.

(2) Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of one-half inch.

(3) 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.

(4) Elevator controls, alarm button and telephones shall be accessible to persons in wheelchairs.

(5) Elevator call buttons, controls and door safety stops shall be of a type that will not be activated by heat or smoke.

(b) The nursing home operator shall conduct or arrange for a third party to conduct field inspections and tests of elevators. The licensed operator of the nursing home facility shall obtain and maintain written certification that the installation meets the requirements set forth in this section and all applicable safety regulations and codes.

(c) The operation of elevators shall conform to NFPA 99, Standard for Health Care Facilities, 1999 edition, "Essential Electrical Distribution Requirements - Type II Systems". Further details concerning this referenced material are contained in section 711.2(a) of this Title.

Title: Section 713-3.24 - Mechanical systems and equipment

(a) Prior to completion and acceptance of the facility, all mechanical systems shall be tested, balanced and operated to demonstrate to the licensed operator or owner or his or her representative that the installation and performance of these systems conform to the requirements of the approved plans and specifications. Upon completion of the contract, the owner and licensed operator shall be furnished with a complete set of manufacturers' operating, maintenance, and preventive maintenance instructions, parts lists with numbers and descriptions for each piece of equipment. The licensed operator shall obtain instructions on the operation of systems and equipment as required.
(b) Thermal insulation and acoustical insulation (if applicable) shall be provided on the following fixtures and equipment in the nursing home facility and shall comply with the following:

(1) boilers, smoke breeching and stacks;

(2) steam supply and condensate return piping;

(3) hot water piping above one hundred eighty (180) degrees Fahrenheit and all hot water heaters, generators and converters;

(4) hot water piping above one hundred twenty five degrees Fahrenheit which is exposed to contact by residents;

(5) chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;

(6) water supply and drainage piping on which condensation may occur;

(7) air ducts and casings with outside surface temperatures below ambient dew point; and,

(8) other piping, ducts, and equipment as necessary to maintain the efficiency of the system.

(9) Insulation may be omitted from hot water and steam condensate piping not subject to contact by residents when such insulation is unnecessary for preventing excessive system heat loss or excessive heat gain.

(c) Steam and hot water systems shall comply with the following:

(1) Boilers shall have the capacity to supply the normal requirements of all systems and equipment. Boilers shall have the capacity, based on the net ratings published by the Hydronics Institute or another generally accepted national standard approved by the commissioner, which is adequate to assure resident safety and comfort, to supply not less than seventy percent of the normal requirements of all systems and equipment. Their number and arrangements shall accommodate facility needs despite the breakdown or routine maintenance of any one boiler. The capacity of the remaining boiler(s) shall be sufficient to provide hot water service for clinical, dietary, and resident use; steam for dietary purposes, and heating for general resident rooms. However, reserve capacity for facility space heating is not required in geographic areas where a design dry-bulb temperature of twenty five degrees Fahrenheit (minus four degrees Celsius) or more represents not less than ninety nine percent of the total hours in any one heating month.

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

(3) Supply and return mains and risers of cooling, heating and process steam systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return ends.

(d) Heating, cooling and ventilating systems for resident occupied areas of the facility shall comply with the following minimum standards except where other minimum standards are shown on Table 8 of this subdivision:
(1) Heating systems shall provide for a minimum temperature of seventy five degrees Fahrenheit at
design temperature. Cooling systems shall be designed to permit a maximum temperature of eighty
degrees Fahrenheit at design temperature.

(2) 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 8
of this subdivision shall be considered as minimum acceptable rates and shall not be construed as
precluding the use of higher ventilation rates provided such higher rates do not result in
undesirable air velocity in resident-use areas.

(i) Outdoor air intakes shall be located as far as practical, but not less than twenty five feet, from
exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum
systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other
noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as
practical but not less than six feet above ground level, or if installed above the roof, three feet above
roof level.

(ii) The ventilation systems shall be designed and balanced to provide the pressure relationship as
shown in Table 8, below.

**TABLE 8**

PRESSURE RELATIONSHIPS AND VENTILATION OF NURSING HOME

<table>
<thead>
<tr>
<th>Area designation</th>
<th>Pressure relationship adjacent Minimum air changes of outdoor Minimum total air changes per hour supplied to room units areas air per hour supplied to room outdoors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Room E 2</td>
<td>2 Optional Optional Resident Area Corridor E 2 4 Optional Optional</td>
</tr>
<tr>
<td>Examination and Treatment Room E 2 6 Optional Optional</td>
<td></td>
</tr>
<tr>
<td>Physical Therapy N 2 6 Optional Optional</td>
<td></td>
</tr>
<tr>
<td>Occupational Therapy N 2 6 Optional Optional</td>
<td></td>
</tr>
<tr>
<td>Soiled Workroom or Soiled Holding N 2 10 Yes No</td>
<td></td>
</tr>
<tr>
<td>Clean Workroom or Clean Holding P 2 4 Optional Optional</td>
<td></td>
</tr>
<tr>
<td>Toilet Room N Optional 10 Yes No</td>
<td></td>
</tr>
<tr>
<td>Bathroom N Optional 10 Yes No</td>
<td></td>
</tr>
<tr>
<td>Janitors' Closets N Optional 10 Yes No</td>
<td></td>
</tr>
<tr>
<td>Sterilizer Equipment Room N Optional 10 Yes No</td>
<td></td>
</tr>
<tr>
<td>Linen and Trash Chute Rooms N Optional 10 Yes No</td>
<td></td>
</tr>
</tbody>
</table>

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Food Preparation Center E 2 10 Yes No
Warewashing Room N Optional 10 Yes No
Dietary Day Storage E Optional 2 Yes No
Laundry, General E 2 2 Yes No
Soiled Linen Sorting and Storage N Optional 10 Yes No
Clean Linen Storage P 2 2 Optional Optional
P=Positive N=Negative E=Equal

(iii) The bottoms of ventilation openings shall be not less 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 on corridors.

(v) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 9 of this subdivision, below. The filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter may be located further downstream.

**TABLE 9**

FILTER EFFICIENCIES FOR CENTRAL VENTILATION AND AIR CONDITIONING SYSTEMS IN NURSING HOME FACILITIES

<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Minimum number of filter beds</th>
<th>Filter efficiency (percent) main filter bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Care, Treatment Diagnostic &amp; Related Areas</td>
<td>1 80*</td>
<td></td>
</tr>
<tr>
<td>Food Preparation Areas and Laundries</td>
<td>1 80</td>
<td></td>
</tr>
<tr>
<td>Administrative, Bulk Storage and Soiled Holding Areas</td>
<td>1 25</td>
<td></td>
</tr>
</tbody>
</table>

* May be reduced to thirty five percent for all outdoor air systems.

(vi) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ANSI/ASHRAE Standard 52.2-1999, Method of Testing Air-Cleaning Devices for Removal of...
Efficiency by Particle Size, 1999 edition. Further details concerning this referenced material are contained in section 711.2(b) of this Title. (a) Filter frames shall be durable and carefully dimensioned and shall provide an air-tight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work shall be gasketed or sealed to provide seal against air leakage. A manometer shall be installed across each filter bed serving central air systems.

(vii) Exhaust hoods in food preparation centers shall have an exhaust rate of not less than fifty cubic feet per minute per square foot of face area. Face area is defined for this purpose as the open area from the exposed perimeter of the cooking surfaces. All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat actuated fan controls. Cleanout openings shall be provided every twenty feet in horizontal exhaust duct systems serving these hoods.

(viii) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperature in working stations to ninety seven degrees Fahrenheit.

(e) All plumbing systems and other piping systems shall be designed and installed in accordance with the requirements of the local or municipal building code authority having jurisdiction.

(1) Plumbing fixtures shall comply with the following:

(i) The material used for plumbing fixtures shall be of non-absorptive acid-resistant material.

(ii) The water supply spout for lavatories and sinks required in resident care areas shall be mounted so that its discharge point is a minimum distance of five inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves, which can be operated without the use of hands. Where blade handles are used for this purpose, they shall not exceed four and one-half inches in length, except that handles on clinical sinks shall be not less than six inches long.

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

(iv) Shower bases and tubs shall provide non-slip surfaces for standing residents.

(2) Water supply systems shall comply with the following:

(i) Water in sufficient quantity shall be provided that is of a quality, which conforms to Part 5 of this Title.

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

(iii) 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.

(iv) Backflow preventers (vacuum breakers) shall be installed on hose bibs, janitors sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached.
(v) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(vi) Water distribution systems shall be narrated to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred ten degrees Fahrenheit.

(3) Hot water heating systems shall comply with the following:

(i) The hot water heating system shall have sufficient capacity to supply water at the temperatures and amounts indicated below. Water temperatures shall be taken at hot water point of use or inlet to processing equipment.

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

Clinical USE Dietary Laundry

Gallons (per hour per resident) 6 1/2 4 4 1/2

Liters (per second per resident) .007 .004 .005

Temperature (F) 110 * 180

180 *Maximum

(4) Drainage systems shall comply with the following requirements:

(i) Insofar as possible, drainage piping shall not be installed within the ceiling nor installed in an exposed location in food preparation centers, food serving facilities, food areas from possible leakage or condensation from necessary overhead piping systems.

(ii) Building sewers shall discharge into a community sewage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and state regulations.

(5) If used, nonflammable medical gas systems installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning this reference material are contained in section 711.2(a) of this Title.

(6) If used, clinical vacuum system installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition, and Compressed Gas Association Inc. (CGA) Pamphlet E-10: Maintenance of Medical Gas and Vacuum Systems in Health Care Facilities, third edition. Further details concerning these reference materials are contained in section 711.2 of this Title.

**Title:** Section 713-3.25 - Electrical Requirements

713-3.25 Electrical Requirements.
(a) All material including equipment, conductors, controls and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. Materials and installation shall conform to NFPA 70, National Electric Code, 1999 edition and NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning these referenced materials are contained in section 711.2(a) of this Title. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

(b) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panel boards shall be enclosed or guarded to provide a deadfront type of assembly. The main switchboard shall be located in a separate enclosure accessible only to authorized persons. The switchboard shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space free of corrosive fumes or gases. Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(c) Panel boards 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.

(d) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings, and parking lots shall have lighting commensurate with intended use. Residents’ rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(e) Receptacles (convenience outlets) shall comply with the following:

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

(2) Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors and within twenty five feet of ends of corridors.

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

(g) Nurses’ calling systems shall comply with the following:

(1) In resident occupied areas, each room shall be served by at least one calling station and each resident shall be provided with a call device. Two call devices serving adjacent beds may be served by one calling station. Calls shall register with the floor staff and shall activate a visible signal in the corridor at the residents’ door, in the clean workroom, in the soiled workroom, and in the nourishment station of the nursing unit. In mult corridor nursing units, additional visible signals shall be installed at corridor intersections, in rooms containing two or more calling stations, indicating lights shall be provided at each station. Nurses’ calling systems that provide two-way voice communication shall be equipped with an indicating light at each calling station with lights, and remain lighted as long as the voice circuit is operating.
(2) A nurse’s call emergency device shall be provided for residents’ use at each residents’ toilet, bath and shower.

(3) Alternate technologies can be considered for emergency or nurse call systems. If radio frequency systems are used, consideration should be given to electromagnetic compatibility between internal and external sources. The department will consider the use of alternate technologies on a case-by-case basis and may approve the use of such technology if resident safety is assured.

(h) Emergency electric services shall comply with the following requirements:

(1) 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.

(2) The source of this emergency electric service shall be as follows:

(i) an emergency generating set when the normal service is supplied by one or more central station transmission lines; and,

(ii) an emergency generating set or a central station transmission line when the normal electric supply is generated on the premises.

(3) Emergency electrical service shall be provided to the distribution systems as follows:

(i) Illumination for means of egress and for exit signs and exit directional signs as required in NFPA101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

(ii) Corridor duplex receptacles in resident areas.

(iii) Nurses’ calling systems.

(iv) Equipment necessary for maintaining telephone service.

(v) Elevator service that will reach every resident floor when resident rooms are located on other than the ground floor. Throwover facilities shall be provided to allow temporary operation of any elevator for release of persons who may be trapped between floors.

(vi) A fire pump, if installed.

(vii) Equipment for heating resident rooms, except where the facility is served by two or more electrical services supplied from separate generators of a utility distribution network having multiple power input sources and arranged to provide mechanical and electrical separation so that a fault between the facility and the generating sources will not likely cause an interruption of its service feeders.

(viii) General illumination and selected receptacles in the vicinity of the generator set.

(ix) Paging or speaker systems if intended for communication during emergency. Radio transceivers where installed for emergency use shall be capable of operating for at least one hour upon total failure of both normal and emergency power.
(x) 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 non-flammable medical gas systems if installed.

(xi) Walk-in refrigerator and freezer.

(xii) Electric duplex outlets for all resident rooms, communal areas and service areas serving residents requiring ventilator care.

(4) The emergency lighting shall be in operation within ten seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power shall be distinctively marked. When the generator is operated by fuel, which is normally piped underground to the site from a utility distribution system, fuel storage facilities on the site will not be required.

(5) Each resident sleeping room shall be protected by an automatic smoke and heat detection system which includes an approved and operational automatic smoke and heat detector in such room. The detector shall conform to the applicable provisions of NFPA 72, National Fire Alarm Code, 1999 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

**Amenities**

**1990-2010:**

(14) A minimum of one telephone per nursing unit shall be provided for residents’ use. The telephone shall be wheelchair accessible and located to assure privacy of conversation.

**Title:** Section 713-3.12 - Hair and grooming areas

713-3.12 Hair and grooming areas.

Separate room(s) shall be provided for hair care and grooming needs of residents. The space and equipment provided shall be commensurate with the number of residents within the facility. At least one sink for staff handwashing shall be provided that is trimmed with valves that are operable without the use of hands. There shall be another sink that may be used to wash hair. Resident toilets shall be readily accessible to the hair and grooming area(s).

**Outdoor Area**

**New Construction: Facility-Wide**

**Title:** Section 713-2.19 - Construction, including fire-resistive requirements

713-2.19 Construction, including fire-resistive requirements.

(a) Every building and every portion thereof shall be designed and constructed to sustain all dead and live load in accordance with accepted engineering practices and standards, including seismic forces, where they apply.
(b) Foundations shall rest on natural solid bearing if a satisfactory bearing is available at reasonable depths. Proper soil-bearing values shall be established in accordance with recognized standards. If solid bearing is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement, except that one-story buildings may rest on a fill designed by a soils engineer. When engineered fill is used, site preparation and placement of fill shall be done under the direct full-time supervision of the soils engineer. The soils engineer shall issue a final report on the compacted fill operation and certification of compliance with the job specifications. All footings shall extend to a depth not less than one foot below the estimated maximum frost line.

(c) Construction standards for nursing home facilities shall comply with the following:

1. One-story buildings shall be of Type I, or Type II (222) or (111) construction; buildings with two or more stories shall be of Type I construction. Building construction types shall be as defined in NFPA 220, Standard on Types of Building Construction, 1999 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

2. Enclosures for stairs, elevator shafts, chutes and other vertical shafts, boiler rooms, and storage rooms of one hundred square feet or greater area, shall be of construction having a fire resistance rating of at least two hours.

(d) Separate freestanding buildings housing the boiler plant, laundry, shops, or general storage may be of Type I, or Type II (222) or (111) construction. Building construction types shall be as defined in NFPA 220, Standard on Types of Building Construction, 1999 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(e) Building insulation materials, unless sealed on all sides and edges, shall have a flame spread rating of twenty five or less and a smoke developed rating of one hundred fifty or less when tested in accordance with NFPA 255, Standard Method of Test of Surface Burning Characteristics of Building Materials, 2000 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(f) An emergency radio communication system shall be provided in each facility. This system shall be self-sufficient in times of emergency and capable of operation without reliance on the building service or emergency electric power supply. It shall also be linked with the available community or State emergency communication network, including connections with police and fire department or system.

1990-2010:

Title: Section 713-3.22 - Construction, including fire-resistive requirements

713-3.22 Construction, including fire-resistive requirements.

(a) Every building and every portion thereof shall be designed and constructed to sustain all dead and live loads in accordance with accepted engineering practices and standards, including seismic forces where they apply.
(b) Foundations shall rest on natural solid bearing if a satisfactory bearing is available at reasonable depths. Proper soil-bearing values shall be established in accordance with recognized standards. If solid bearing is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement, except that one-story buildings may rest on a fill designed by a soils engineer. When engineered fill is used, site preparation and placement of fill shall be done under the direct full-time supervision of the soils engineer. The soils engineer shall issue a final report on the compacted fill operation and certification of compliance with the job specifications. All footings shall extend to a depth not less than one foot below the estimated maximum frost line.

(c) An emergency radio communication system shall be provided in each facility. This system shall be self-sufficient in time of emergency and capable of operation without reliance on the building service or emergency electric power supply. It shall also be linked with the available community or State emergency communication network, including connections with police and fire department or system.

**Post-2010:**

**Title:** Section 713-4.10 - Details and finishes

713-4.10 Details and finishes.

(a) Doors to all rooms containing bathtubs, sitz baths, showers and toilets for resident use shall be hinged or sliding. When such rooms have only one opening, the door shall be designed to be opened without need to push against a resident who may have collapsed within the room.

(b) The minimum width of all openings to rooms needing access for beds or stretchers shall be at minimum three feet eight inches.

(c) Floors in wet areas, such as bathing/shower facilities, shall be pitched to floor drains to prevent any run-off to areas outside the room.

(d) Acoustical treatment shall be provided between corridors in resident areas, nurse's stations, dayrooms, recreation rooms, dining areas and waiting areas and resident rooms to reduce ambient noise in resident living and sleeping areas. The STC (Sound Transmission Classification) between those spaces shall not be less than fifty-one and the NRC (Noise Reduction Coefficient) shall not be less than sixty-five for ceilings in those spaces.

**Housekeeping/Laundry/Maintenance**

(l) For each nursing unit, or fraction thereof on each floor, the following shall be provided:
(3) a soiled utility room with counter, sink with four-inch handles, wall and under counter storage, a flush-rim clinical sink or water closet with a device for cleaning bedpans and a means for washing and sanitizing bedpans and other utensils;

(6) a soiled linen storage room;

(7) a clean linen storage room;

(m) Clean linen storage shall be provided in a separate room from bulk supplies. Clean linen for nursing units may be stored in closed carts, or cabinets in the clean utility room, or in a linen closet on the unit floor.

(n) A soiled linen room shall be provided.

(o) Each nursing unit shall be provided with at least one janitor’s closet. The kitchen area and laundry area each shall have a janitor’s closet. Administration, occupational and physical therapy, recreation, personal care and employee facilities shall be provided janitor’s closets and may share one as a group.

(s) Each combination facility shall provide a minimum of one residential washer and residential dryer located to be accessible by adult care home staff, residents, and family, unless personal laundry service is provided by the facility.

Staff Area

(r) Office space shall be provided for persons holding the following positions: administrator, director of nursing, social services director, activities director and physical therapist. There shall also be a business office.

Corridors, Floors, and Signage

(a) Handgrips shall be provided for all toilet and bath facilities used by patients. Handrails shall be provided on both sides of all corridors used by patients.

(1) Each floor used for patient sleeping rooms shall be divided into at least two sections by a smoke partition.

(2) Nursing units shall be designed to provide separation from other departments or services with a smoke barrier.

(3) Horizontal exits are not permitted in any new facility.

Lighting, Noise, Temperature (HVAC), and Odors

10A NCAC 13D .3401 HEATING AND AIR CONDITIONING

Heating and cooling systems shall meet the American Society of Heating, Refrigerating, and Air Conditioning Engineers Inc. Guide [which is incorporated by reference, including all subsequent amendments; copies of this document may be obtained from the American Society of Heating, Refrigerating & Air Conditioning Engineers Inc. at 1791 Tullie Circle NE, Atlanta, GA

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at a cost of one hundred nineteen dollars ($119.00.]); and the National Fire Protection Association Code 90A, [current addition with all subsequent amendments which is adopted by reference; copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of nineteen dollars and fifty cents ($19.50)] with the following modifications:

(1) Drug rooms must have positive pressure with relationship to adjacent areas.

(2) Environmental temperature control systems shall be capable of maintaining temperatures in the facility at 72 degrees F. minimum in the heating season and a maximum of 81 degrees F. during the non-heating season.

(3) Rooms designated for isolation shall have negative or positive pressure with relationship to adjacent areas depending upon the type of patient to be isolated. Exhaust for isolation rooms shall be ducted to the outdoors with exhaust fans located at the discharge end of the duct.

10A NCAC 13D .3402 EMERGENCY ELECTRICAL SERVICE

Emergency electrical service shall be provided for use in the event of failure of the normal electrical service. This emergency service shall consist of the following:

(1) In any existing facility, the following shall be provided:
   (a) type 1 or 2 emergency lights as required by the North Carolina State Building Code, Electrical Code;
   (b) additional emergency lights for all nursing stations, drug preparation and storage areas, and for the telephone switchboard, if applicable;
   (c) one or more portable battery-powered lamps at each nursing station; and
   (d) a suitable source of emergency power for life-sustaining equipment, if the facility admits or cares for occupants needing such equipment, to ensure continuous operation for a minimum of 72 hours.

(2) Any new addition to an existing facility shall meet the same requirements as new construction.

(3) Any conversion of an existing building (hotel, motel, abandoned hospital, abandoned school, or other building) shall meet the same requirements for emergency electrical services as required for new construction.

(4) An emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical system.

(5) Emergency electrical services shall be provided as required by Rule .3101(b) of this Subchapter with the following modifications:
   (a) Section (B)(2) contained in Section 517-10 of the North Carolina State Building Code, Electrical Code shall not apply to new facilities.
(b) Egress lighting shall be connected to the essential electrical system at exterior of exits.

(c) Task illumination in the switchgear and boiler rooms shall be connected to the essential electrical system.

(6) The following equipment, devices, and systems which are essential to life safety, and the protection of important equipment or vital materials shall be connected to the emergency electrical system as follows:

(a) nurses’ calling system;
(b) fire pump if installed;
(c) sewerage lift or sump pumps if installed;
(d) one elevator, where elevators are used for vertical transportation of patients;
(e) 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, if installed;
(f) equipment necessary for maintaining telephone service.

(7) A minimum of one dedicated emergency branch circuit per bed for ventilator dependent patients is required in addition to the normal system receptacle at each bed location required by the North Carolina State Building Code, Electrical Code. This emergency circuit shall be provided with a minimum of two duplex receptacles identified for emergency use. Additional emergency branch circuits/receptacles shall be provided where the electrical life support needs of the patient exceed the minimum requirements stated in this Paragraph. Each emergency circuit serving ventilator dependent patients shall be fed from the automatically transferred critical branch of the essential electrical system. This Paragraph shall apply to both new and existing facilities.

(8) Heating equipment provided for ventilator dependent patient bedrooms shall be connected to the critical branch of the essential electrical system and arranged for delayed automatic or manual connection to the emergency power source if the heating equipment depends upon electricity for proper operation. This Paragraph shall apply to both new and existing facilities.

(9) Task lighting connected to the automatically transferred critical branch of the essential electrical system shall be provided for each ventilator dependent patient bedroom. This Paragraph shall apply to both new and existing facilities.

(10) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms. Emergency heating of patient rooms will not be required in areas where the facility is supplied by at least two separate generating sources, or a network distribution system with the facility feeders so routed, connected, and protected that a fault any place between the generators and the facility will not likely cause an interruption.

(11) The emergency electrical system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected with 10 seconds through one or more primary automatic transfer switches to all emergency lighting, alarms, nurses’ call, and equipment necessary for maintaining telephone service. All other lighting
and equipment required to be connected to the emergency system shall either be connected through the 10 second primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification.

(12) Sufficient fuel shall be stored for the operation of the emergency generator for a period not less than 72 hours, on a 24-hour per day operational basis. The generator system shall be tested and maintained per National Fire Protection Association (NFPA) code 99, current addition with all subsequent amendments, which is adopted by reference. Copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of thirty one dollars ($31.00). Records of running time shall be maintained and kept available for reference.

(13) Existing facilities shall have electrical systems that comply with licensure standards in effect at the time a license is first issued. Any remodeling that results in changes in service delivery shall comply with current licensure requirements to support the delivery of those services.

10A NCAC 13D .3403 GENERAL ELECTRICAL

(a) All main water supply shut off valves in the sprinkler system shall be electronically supervised so that if any valve is closed an alarm will sound at a continuously manned central station.

(b) No two adjacent emergency lighting fixtures shall be on the same circuit.

(c) Receptacles in bathrooms shall have ground fault protection.

(d) Each patient bed location shall be provided with a minimum of four single or two duplex receptacles. Two single receptacles or one duplex receptacle shall be connected to the critical branch of the emergency power system at each bed location. Each patient bed location shall also be provided with a minimum of two single receptacles or one duplex receptacle connected to the normal electrical system.

(e) Each patient bed location shall be supplied by at least two branch circuits.

(f) The fire alarm system shall be installed to transmit an alarm automatically to the fire department that is legally committed to serve the area in which the facility is located, by the most direct and reliable method approved by local ordinances.

(g) In patient areas, fire alarms shall be gongs or chimes rather than horns or bells.

(h) All receptacles in patient use areas must be grounded by an insulated conductor sized in accordance with Table 250-95 of the North Carolina State Building Code, Electrical Code.

(c) General outdoor lighting shall be provided adequate to illuminate walkways and drive.

(d) A flow of hot water shall be within safety ranges specified as follows:

Patient Areas – 6 1/2 gallons per hour per bed and at a temperature of 100 - 116 degrees F; and
Dietary Services – 4 gallons per hour per bed and at a minimum temperature of 140 degrees F; and
Laundry Area – 4 1/2 gallons per hour per bed and at a minimum temperature of 140 degrees F.
(e) Plumbing systems shall meet the requirements of the North Carolina State Building Code, Plumbing Code.

(f) Medical gas and vacuum systems shall be installed, tested, and maintained in accordance with the National Fire Protection Code 99 current addition with all subsequent amendments, which is adopted by reference. Copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of thirty one dollars ($31.00).

Amenities

(b) At least one telephone shall be available in each area to which patients are admitted and additional telephones or extensions as are necessary to ensure availability in case of need.

Outdoor Area

New Construction: Facility-Wide

10A NCAC 13D .3302 ADDITIONS

An addition to an existing facility shall meet the same requirements as a new facility except that in no case shall more than one horizontal exit be used to replace a required exit to the outside.

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:
### Airborne Sound Impact

#### Transmission Insulation

<table>
<thead>
<tr>
<th>Class (STC)*</th>
<th>Class (IIC)**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Partitions</td>
</tr>
<tr>
<td>Resident room to resident room</td>
<td>45</td>
</tr>
<tr>
<td>Public space to resident room</td>
<td>***</td>
</tr>
<tr>
<td>Service areas to resident room</td>
<td>++</td>
</tr>
</tbody>
</table>

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**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.

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

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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.

Housekeeping/Laundry/Maintenance

(D) Every nursing home shall employ methods and have adequate facilities and supplies for clean and soiled laundry in accordance with prevailing infection control practices.

(E) All liquid wastes from nursing homes shall be discharged into a public sanitary sewerage system, if available. Where not available, such wastes shall be discharged into a sewage disposal system that meets all applicable local and state regulations regarding the construction, development, installation, alteration, and use of private household sewage disposal systems. The nursing home shall properly maintain its sewage disposal system in good, safe working condition.

(H) All garbage and other refuse shall be disposed of immediately after production, or shall be stored in leak-proof containers with tight fitting covers until time of disposal, and all wastes shall be disposed of in a satisfactory manner.

(I) Adequate measures shall be taken to prevent the entrance of insects into any building used for a nursing home or part thereof and to prevent their infestation of the premises.

(J) Adequate measures shall be taken to prevent the entrance of rodents and pests into any building used for a nursing home or part thereof and to prevent their harborage on the premises.

(K) The extermination of insects and rodents shall be done in such a manner as not to create a fire or health hazard.

Corridors, Floors, and Signage
Lighting, Noise, Temperature (HVAC), and Odors

(B) All plumbing shall be so installed and maintained as to be free of leakage and odors and as to reasonably insure adequate health and safety protection. Plumbing fixtures in nursing homes or additions to nursing homes constructed, erected, altered or relocated after September 10, 1984, and plumbing fixtures in buildings converted into nursing homes after September 10, 1984 shall conform to the applicable provisions of the Ohio building code.

(C) Lavatories, bathing facilities, and shower facilities shall be supplied with hot and cold running water and shall be regulated by approved devices for temperature control. The hot water temperature shall be a minimum of one hundred five degrees Fahrenheit and not exceed one hundred and twenty degrees Fahrenheit.

(D) The nursing home's water supply shall be adequate in quantity and of suitable chemical and bacteriological quality for drinking, culinary, and cleaning purposes. The water supply for a nursing home shall be taken from a public supply, if available. If from a source of supply other than a public supply, the water supply shall comply with all applicable local and state regulations regarding the construction, development, installation, alteration, and use of private water systems.

(E) All liquid wastes from nursing homes shall be discharged into a public sanitarysewerage system, if available. Where not available, such wastes shall be discharged into a sewage disposal system that meets all applicable local and state regulations regarding the construction, development, installation, alteration, and use of private household sewage disposal systems. The nursing home shall properly maintain its sewage disposal system in good, safe working condition.

(F) Heating, cooling, electrical, and other building service equipment shall be maintained in good working and safe condition.

(B) Each nursing home shall maintain the temperature within the temperature range and the humidity in resident areas at a safe and comfortable level.

(C) Residents in rooms containing separate heating and cooling systems who are capable of controlling them may maintain the temperature of their rooms at any level they desire except the nursing home shall take appropriate intervention if a resident's desired temperature level adversely affects or has potential for adversely affecting the health and safety of the resident or the health, safety and comfort of any other resident sharing the resident room.

(F) Each nursing home shall maintain appropriate arrangements with qualified persons that provide for emergency service in the event of an electrical, heating, ventilation or air conditioning failure or malfunction and shall maintain documentation of the arrangements such as employment or other written agreements. The nursing home shall ensure that all necessary repairs are completed within forty-eight hours or less. If, for reasons beyond the nursing home's control, repairs cannot be completed timely, the nursing home shall take any necessary action, as specified in paragraph (E) of this rule, and shall provide for the repairs to be completed as soon as possible.

Amenities
Outdoor Area

(G) The buildings and grounds shall be maintained in a clean and orderly manner.

New Construction: Facility-Wide

Housekeeping/Laundry/Maintenance

The following shall be located in or readily available to each nursing unit:

(A) The soiled workroom shall contain a clinical sink or equivalent flushing rim fixture, sink equipped for handwashing, work counter, waste receptacle, and linen receptacle.

(B) A soiled holding room shall be part of a system for collection and disposal of soiled materials and shall be similar to the soiled workroom except that the clinical sink and work counter may be omitted.

310:675-5-12. Linen services

(a) If linen is to be processed on the site, the following shall be provided:

(1) Laundry processing room with commercial type equipment which can process seven (7) days' needs within a regularly scheduled work week. Handwashing facilities shall be provided.

(2) Soiled linen receiving, holding, and sorting room with handwashing facilities.

(3) Storage for laundry supplies.

(4) Clean linen inspection and mending room or area.

(5) Clean linen storage, issuing, and holding room or area.

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

(7) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

(b) If linen is processed off the site, the following shall be provided:

(1) Soiled linen holding room.

(2) Clean linen receiving, holding, inspection and storage room(s).

(3) Sanitizing facilities and storage area for carts.
310:675-5-15. Janitor’s closets

Janitor’s closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

310:675-5-17. Waste processing services

Space and facilities shall be provided for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, removal, or by a combination of these techniques.

(a) Facilities shall be available and accessible to the physically handicapped (public, staff, and patients).

Staff Area

310:675-5-11. Administration and public areas

The following elements shall be provided:

(1) Entrance at grade level sheltered from the weather and able to accommodate wheelchairs.

(2) Lobby. It shall include:

(A) Reception and information counter or desk.

(B) Waiting space(s).

(C) Public toilet facilities.

(D) Public telephone(s).

(E) Drinking fountain(s).

(3) General or individual office(s) for business transactions, private interviews, medical and financial records, and administrative and professional staff.

(4) Multipurpose room for conferences, meetings, and health education purposes including facilities for showing visual aids.

(5) Storage for office equipment and supplies.

310:675-5-14. Employee’s facilities

Employees facilities such as lounges and toilets, to accommodate the needs of all personnel and volunteers shall be provided.

Corridors, Floors, and Signage
Lighting, Noise, Temperature (HVAC), and Odors

310:675-5-16. Engineering service and equipment area

The following shall be provided:

(1) Equipment room(s) or separate building(s) for boilers, mechanical equipment, and electrical equipment.

(2) Maintenance shop(s) of size and equipment to support functions described in narrative program.

(3) Storage room(s) for building maintenance supplies (may be part of maintenance shop in nursing homes of less than 100 beds).

(4) Yard equipment storage. A separate room or building for yard maintenance equipment and supplies, if applicable. Any fuel or oil for mowers or other yard implements must be stored under cover at least 30 ft. away from any building utilized by residents.

(S) 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 10° F. (6°C.) above the ambient room temperature.

310:675-5-19. Elevators

All buildings having resident's facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on other than the main entrance floor shall have electric or electrohydraulic elevators.

(1) Number of elevators.

(A) At least one (1) hospital-type elevator shall be installed where one (1) to fifty-nine (59) resident beds are located on any floor other than the main entrance floor.

(B) At least two (2), one of which shall be hospital-type, shall be installed where 60 to 200 resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing resident beds. (Elevator service may be reduced for those floors which provide only partial resident services).

(C) At least three (3), one of which shall be hospital-type, shall be installed where 201 to 350 resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing resident beds. (Elevator service may be reduced for those floors which provide only partial resident services.)

(D) For facilities with more than 350 resident beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Cars of hospital-type elevators shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least 5’10” (1.52 m.) wide by 7’6” (2.29 m.) deep. The car door shall have a clear opening of not less than 3’8” (1.12 m.).
(3) **Leveling.** Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of 1/2" (1.3 cm).

(4) **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.

(5) **Elevator controls, alarm buttons, and telephones.** These shall be accessible to wheelchair occupants.

(6) **Elevator call buttons, controls, and door safety stop.** These shall be of a type that will not be activated by heat or smoke.

(7) **Control buttons and signals.** These shall be such as to be usable by the blind.

(8) **Field inspection and tests.** These shall be made and the owner shall be furnished written certification that the installation meets the requirements set forth in this Section and all applicable safety regulations and codes. Installation shall comply with ANSI 17.1-1971.

**310:675-5-20. Mechanical requirements**

(a) **Steam and hot water systems.**

(1) Boilers shall have the capacity, based upon the net ratings published by Hydronics Institute, to supply the normal requirements of all systems and equipment. The number and arrangement of boilers shall be such 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(s) shall be at least 70% of the total required capacity, except that in areas with a design temperature of 20°F (−7°C.) or more, based on the Median of Extremes in the ASHRAE Handbook of Fundamentals, the remaining boiler(s) do not have to include boiler capacity for space heaters.

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

(3) Supply and return mains and risers of cooling, heating and process systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return ends, except that vacuum condensate return need not be valved at each piece of equipment.

(b) **Heating and ventilating systems.**

(1) **Temperatures.** For all areas occupied by residents, the indoor winter design temperature shall be 75°F (24°C.). For all other occupied areas, the indoor winter design temperature shall be 72°F (22°C.). (NOTE: This does not preclude operation at lower temperatures where appropriate and resident safety is not affected. This requirement is for "capacity".) The indoor summer design temperature shall be 80°F (27°C.) for all areas occupied by residents.

(2) **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.
(A) Outdoor air intakes shall be located as far as practical but not less than 25′ 0″ (7.62 m.) from exhaust outlets or ventilating systems, combustion equipment stacks, medical 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 10′ 0″ (3.05 m.)). The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than 6′ 0″ (1.83 m.) above ground level, or if installed above the roof, 3′ 0″ (91 cm.) above roof level.

(B) The bottoms of ventilation openings shall not be less than 3″ (7.6 cm.) above the floor of any room.

(C) All central ventilation or air conditioning systems shall be equipped with filters. the filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter bed may be located further downstream.

(D) Filter frames shall be durable and carefully dimensioned and shall provide an airtight 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.

(c) **Plumbing and other piping systems.** These systems shall be designed and installed in accordance with the requirements of PHCC National Standard Plumbing Code, Chapter 14, "Medical Care Facility Plumbing Equipment."

(d) **Plumbing fixtures.** The material used for plumbing fixtures shall be of non-absorptive acid resistant material.

(1) The water supply spout for lavatories and sinks required in resident care areas of skilled nursing facilities only shall be mounted so that its discharge point is a minimum distance of 5″ (12.7 cm.) above the rim of the fixture. In all facilities all fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves which can be operated without the use of hands (single lever devices may be used subject to the above). Where blade handles are used for this purpose, they shall not exceed 41/2″ (11.4 cm.) in length, except that handles on clinical sinks shall be not less than 6″ (15.2 cm.) long.

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

(3) Shower bases and tubs shall provide non-slip surfaces for standing residents.

(e) **Water supply systems.**

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

(2) 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.

(3) Backflow preventers (vacuum breakers) shall be installed on hose bibbs, janitors' sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached.
(4) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(f) **Hot water heaters and tanks.**

(1) The hot water heating equipment shall have sufficient capacity to supply water at the temperature and amounts indicated. (See Appendix A). Water temperatures to be taken at hot water points of use or inlet to processing equipment.

(2) Storage tank(s) shall be fabricated of corrosion-resistant metal lined with non-corrosive material.

(g) **Drainage systems.**

(1) Insofar as possible, drainage 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.

(2) Building sewers shall discharge into a community sewerage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and State regulations.

(h) **Identification.** All piping in the HVAC service water systems shall be color coded or otherwise marked for easy identification.

**310:675-5-21. Electrical requirements**

All material including equipment, conductors, control, and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. All materials shall be listed as complying with available standards of Underwriter’s Laboratories, Inc., or other similarly established standards. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

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

(A) Residents’ rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. Flexible light arms shall be mechanically controlled to prevent the bulb from coming in contact with bed linen. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of quiet operating type.

(B) Nursing unit corridors shall have general illumination with provisions for reduction of light level at night.

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(3) **Receptacles (convenience outlets).**

(A) Resident room shall have duplex grounding type receptacles as follows: One location each side of the head of each bed, one for television if used, and one on another wall.

(B) Duplex grounding receptacles for general use shall be installed in all corridors approximately 50′0″ (15.24 m.) apart and within 25′0″ (7.62 m.) of ends of corridors.

**Amenities**

**Outdoor Area**

(b) Each facility shall have parking space to satisfy the minimum needs of residents, employees, staff, and visitors. Space shall be provided for emergency and delivery vehicles.

**310:675-5-16. Engineering service and equipment area**

The following shall be provided:

(4) Yard equipment storage. A separate room or building for yard maintenance equipment and supplies, if applicable. Any fuel or oil for mowers or other yard implements must be stored under cover at least 30 ft. away from any building utilized by residents.

**New Construction: Facility-Wide**

(A) 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.

(C) The minimum width of all doors to resident rooms and rooms needing access for beds shall be 3′8″ (1.12 m.). Doors to rooms needing access for stretchers and to resident's toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of 2′10″ (86.3 cm.).

(D) Doors on all openings between corridors and rooms or spaces subject to occupancy, except elevator doors, shall be swing type. Openings to showers, baths, resident's toilets, and other small wet type areas not subject to fire hazard are exempt from this requirement.

(E) Windows and outer doors which may be frequently left in an open position shall be provided with insect screens. Windows shall be designed to prevent accidental falls when open.

(G) Doors, except doors to spaces such as small closets 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. (Large walk-in type closets are considered as occupiable spaces.)

(H) Safety glazing shall be of materials and at locations required by the Oklahoma Safety Glazing Material Law.
(I) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts and shall be constructed to restrict the passage of smoke.

(J) Grab bars shall be provided at all residents' toilets, showers, tubs, and sitz baths. The bar shall have 1 1/2” (3.8 cm.) clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of 250 lbs. (113.4 kg.).

(K) Recessed soap dishes shall be provided in showers and bathrooms.

(L) Handrails shall be provided on both sides of corridors used by residents. A clear distance of 1 1/2” (3.8 cm.) shall be provided between the handrail and the wall. Ends of handrails and grab bars shall be constructed to prevent snagging the clothes of residents.

(3) **Finishes.**

(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 water-resistant and grease-proof. Joints in tile and similar material in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet (such as shower and bath areas, kitchens, and similar work areas) shall have a non-slip surface.

(B) Wall bases in kitchens, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and covered with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects.

(C) Wall finishes shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant. Finish trim, and wall and floor constructions in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.

(D) Floor and wall 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.

(E) Ceilings throughout shall be easily cleanable. Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

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**Housekeeping/Laundry/Maintenance**

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

**Laundry Services**

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(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;

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

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

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.

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

All interior surfaces shall be easily cleanable;

Signs

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.

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

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

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.

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.

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) Thresholds 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

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(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.

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(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
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.

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(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.

(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:

<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Areas Per Hour</th>
<th>Per Hour to Outdoors</th>
<th>Room Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Room</td>
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<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Resident Area Corridor</td>
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<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Physical therapy</td>
<td>Negative 2 6</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Occupational therapy</td>
<td>Negative 2 6</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
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<td>No</td>
</tr>
<tr>
<td>Clean workroom or clean holding</td>
<td>Positive 2 4</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Toilet room</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes No</td>
</tr>
<tr>
<td>Bathroom</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes No</td>
</tr>
<tr>
<td>Janitor’s closet</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes No</td>
</tr>
<tr>
<td>Sterilizer equipment room</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes No</td>
</tr>
<tr>
<td>Linen and trash chute rooms</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes No</td>
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<tr>
<td>Food preparation center</td>
<td>Equal 2 10</td>
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<td>Yes</td>
</tr>
<tr>
<td>Warewashing room</td>
<td>Negative</td>
<td>Optional</td>
<td>10 Yes Yes</td>
</tr>
<tr>
<td>Dietary day storage</td>
<td>Equal Optional 2</td>
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<td>No</td>
</tr>
</tbody>
</table>

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(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**

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

(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.

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**Housekeeping/Laundry/Maintenance**

Section 35.0 *Housekeeping*
35.1 A full-time employee of the facility shall be designated responsible for housekeeping services, supervision and training of housekeeping personnel.

35.2 Sufficient housekeeping and maintenance personnel shall be employed to maintain a comfortable, safe, clean, sanitary and orderly environment in the facility.

   a) Housekeeping personnel may assist in food distribution but not food preparation. Careful hand washing should be done prior to assisting in food distribution.

35.3 Written housekeeping policies and procedures shall be established in accordance with section 22.1 herein on Infection Control, for the operation of housekeeping services throughout the facility. Copies shall be available for all housekeeping personnel.

35.4 All parts of the home and its premises shall be kept clean, neat and free of litter and rubbish and offensive odors.

35.5 Equipment and supplies shall be provided for cleaning of all surfaces. Such equipment shall be maintained in a safe, sanitary condition and shall be properly stored.

35.6 Hazardous cleaning solutions, compounds, and substances shall be labeled, stored in a safe place, and kept in an enclosed section separate from other cleaning materials.

35.7 Cleaning shall be performed in a manner which will minimize the development and spread of pathogenic organisms in the home environment.

35.8 Exhaust ducts from kitchens and other cooking areas shall be equipped with proper filters and cleaned at regular intervals. The ducts shall be cleaned as often as necessary and inspected by the facility no less than twice a year.

35.9 Facilities contracting with outside resources for housekeeping services shall require conformity with existing regulations.

35.10 Each facility shall be maintained free from insects and rodents through the operation of a pest control program.

Section 36.0 Laundry Services

36.1 Each facility shall make provisions for the cleaning of all linens and other washable goods.

36.2 Facilities providing laundry service shall have adequate space and equipment for the safe and effective operation of laundry service and, in unsewered areas, shall obtain approval of the sewage system by the licensing agency to ensure its adequacy.

36.3 Written policies and procedures for the operation of the laundry service including special procedures for the handling and processing of contaminated linens, shall be established in accordance with section 22.0 herein on Infection Control.

36.4 There shall be distinct areas for the separate storage and handling of clean and soiled linens.

   a) The soiled linen area and the washing area shall be negatively pressurized or otherwise protected to prevent introduction of airborne contaminants.
b) The clean linen area and the drying area shall be physically divorced from the soiled linen area and the washing area.

36.5 All soiled linen shall be placed in closed containers prior to transportation.

36.6 To safeguard clean linens from cross-contamination they shall be transported in containers used exclusively for clean linens which shall be kept covered at all times while in transit and stored in areas designated exclusively for this purpose.

36.7 A quantity of linen equivalent to three times the number of beds including the set of linen which is actually in use shall be available and in good repair at all times.

36.8 Facilities contracting for services with an outside resource in accordance with section 18.3 herein shall require conformity with these regulations.

43.1 Each residential area, as defined in section 1.35 herein, shall have at least the following:

d) appropriate clean and soiled utility space

48.1 Medical Waste:

Medical waste as defined in the *Rules and Regulations Governing the Generation, Transportation, Storage, Treatment, Management & Disposal of Regulated Medical Waste in Rhode Island (DEM-DAHMW-01-92)*, Rhode Island Department of Environmental Management (June 1994), shall be managed in accordance with the provisions of the aforementioned regulations.

48.2 Other Waste:

Wastes which are not classified as infectious waste, hazardous wastes or which are not otherwise regulated by law or rule may be disposed in dumpsters or load packers provided the following precautions are maintained:

a) Dumpsters shall be tightly covered, leak proof, inaccessible to rodents and animals, and placed on concrete slabs preferably graded to a drain. Water supply shall be available within easy accessibility for washing down of the area. In addition, the pick-up schedule shall be maintained with more frequent pick-ups when required. The dumping site of waste materials must be in sanitary landfills approved by the Department of Environmental Management.

b) Load packers must conform to the same restrictions required for dumpsters and in addition, load packers shall be:

i. high enough off the ground to facilitate the cleaning of the underneath areas of the stationary equipment; and

ii. the loading section shall be constructed and maintained to prevent rubbish from blowing from said area site.

c) Recyclable waste: Containers for recyclable waste, including paper and cardboard, shall be tightly covered, leak proof, inaccessible to rodents and animals, and placed on concrete slabs preferably graded to a drain. In addition, the pick-up schedule shall be maintained with more frequent pick-ups when required.
Section 50.0 **Waste Disposal Systems**

50.1 Any new facility shall be connected to a public sanitary sewer if available, or otherwise shall be subject to the requirements of reference 18.

Section 42.0 **Facility Requirements for the Physically Handicapped**

42.1 Each facility shall be accessible to, and functional for, residents, personnel and the public. All necessary accommodations shall be made to meet the needs of persons with mobility disabilities, or sight, hearing and coordination or perception disabilities in accordance with reference 19.

42.2 Blind, non-ambulatory, physically handicapped or residents with mobility disabilities which limit self-preservation capability shall not be housed above the street level floor unless the facility is equipped with an elevator and meets other requirements of reference 19. Further, the facility must meet one of the following as defined in the N.F.P.A. Standards No. 220:

   a) is of fire resistive construction, one (1) hour protected non-combustible construction; or

   b) is fully sprinklered one (1) hour protected ordinary construction; or

   c) is fully sprinklered one (1) hour protected wood frame construction.

**Corridors, Floors, and Signage**

39.2 All steps, stairs and corridors shall be suitably lighted, both day and night. Stairs used by residents shall have banisters, handrails or other types of support. All stair treads shall be well maintained to prevent hazards.

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

39.3 All rooms utilized by residents shall have proper ventilation and shall have outside openings with satisfactory screens. Shades or Venetian blinds and draperies shall be provided for each window.

Section 41.0 **Emergency Power**

41.1 The facility shall provide an emergency source of electrical power necessary to protect the health and safety of residents in the event the normal electrical supply is interrupted.

   a) Such emergency power system shall supply power adequate at least for: (1) lighting all means of egress; (2) equipment to maintain detection, alarm and extinguishing systems; and (3) life support systems, where applicable.

   b) Where life support systems are used, emergency electrical service shall be provided by an emergency generator located on the premises.

Section 47.0 **Plumbing**

47.1 All plumbing shall be installed in such a manner as to prevent back siphonage or cross connections between potable and non-potable water supplies in accordance with reference 23.
47.2 Fixtures from which grease is discharged may be served by a line in which a grease trap is installed in accordance with standards of reference 23. The grease trap shall be cleaned sufficiently often to sustain efficient operation.

Section 49.0 Water Supply

49.1 Water shall be distributed to conveniently located taps and fixtures throughout the building and shall be adequate in volume and pressure for all purposes including fire fighting.

a) In resident areas, hot water temperatures shall not be less than 100 degrees Fahrenheit nor exceed 110 degrees Fahrenheit (plus or minus two degrees). Thermometers (accuracy of which can be plus or minus two degrees) shall be provided in each residential area to check water temperature periodically on that unit and at each site where residents are immersed or showered.

b) Thermostatic or pressure balanced mixing valves are required at each site or fixture used for immersion or showering of residents. Thermometers and tactical (skin sense) method shall be used to verify the appropriateness of the water temperature prior to each use.

c) After 1 July 1991, in addition to temperature regulating devices controlling the generation of domestic hot water, hot water supply(ies) to resident care areas shall be regulated by anti-scalding, water tempering or mixing valves (approved by the director or his/her designee) in order to maintain the temperature standards of 47.1 a).

Section 51.0 Maintenance

51.1 All essential mechanical, electrical and resident care equipment shall be maintained in safe operating condition and logs or records shall be maintained of periodic inspections.

Section 52.0 Other Provisions

52.1 Facilities shall make provisions to ensure that the following are maintained:

a) adequate and comfortable lighting levels in all areas in accordance with Appendix D;

b) limitation of sounds at comfort levels;

c) comfortable temperature levels for the residents in all parts of resident occupied areas with a centralized heating system to maintain a minimum of 70°F degrees Fahrenheit during the coldest periods;

d) adequate ventilation through windows or by mechanical means; and

e) corridors equipped with firmly secured handrails on each side.

f) Heat relief: Pursuant to section 23-17.5-27 of the Rhode Island General Laws, as amended, any nursing home facility which does not provide air conditioning in every patient room shall provide an air conditioned room or rooms in a residential section(s) of the facility to provide relief to patients when the outdoor temperature exceeds eighty (80) degrees Fahrenheit.

Amenities

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43.1 Each residential area, as defined in section 1.35 herein, shall have at least the following:

e) a telephone with outside line.

**Outdoor Area**

39.4 Grounds surrounding the facility shall be accessible to and usable by residents and shall be maintained in an orderly and well-kept manner.

**New Construction: Facility-Wide**

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**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.

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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)

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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:10BCtype 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.
The facility shall comply with all current state laws and regulations concerning smoking in the facility, \textit{i.e.}, S.C. Code Ann. Section 44-95-20 \textit{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)

\textbf{SECTION 2500 - WATER SUPPLY/HYGIENE}

\textbf{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.

\textbf{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.

\textbf{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.

\textbf{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.

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Housekeeping/Laundry/Maintenance

44:04:02:02. Sanitation. The facility must be designed, constructed, maintained, and operated to minimize the sources and transmission of infectious diseases to residents, patients, personnel, visitors, and the community at large. This requirement shall be accomplished by providing the physical resources, personnel, and technical expertise necessary to ensure good public health practices for institutional sanitation.

44:04:02:03. Cleaning methods and facilities. The facility must have equipment, work areas, and complete written procedures for cleaning, sanitizing, disinfecting, or sterilizing all work areas, equipment, utensils, dressings, medical devices, and solutions used for residents' or patients' care. Common use equipment shall be disinfected or sterilized after each use. Hospitals and nursing facilities must have separate clean and soiled utility rooms.

44:04:02:08. Linen. The supply of bed linen and towels shall equal three times the licensed capacity. The supply of bed linen for an assisted living center shall equal two times the licensed capacity. There must be written procedures for the storage and handling of soiled and clean linens. Facilities must contract with commercial laundry services or the laundry service of another licensed health care facility for all common use linens if laundry services are not provided on the premises. Facilities providing laundry services must have adequate space and equipment for the safe and effective operation of the laundry service. Commingled patients' or residents' personal clothing, common-use linen, such as towels, washcloths, gowns, bibs, protective briefs, and bedding, and any isolation clothing must be processed by methods that assure disinfection. If hot water is used for disinfection, minimum water temperatures supplied for laundry purposes must be 160 degrees Fahrenheit (71 degrees centigrade). If chlorine bleach is added to the laundry process to provide 100 parts per million or more of free chlorine, the minimum hot water temperatures supplied for laundry purposes may be reduced to 140 degrees Fahrenheit (60 degrees centigrade). The department may approve an alternative commercial formula if the formula is demonstrated by
bacterial pathogen testing to be substantially equivalent as a disinfectant. Any resident's personal clothing that is not commingled may be processed according to manufacturer's recommendations using water temperatures and detergent in quantity as recommended by the garment or detergent manufacturer. There must be distinct areas for the storage and handling of clean and soiled linens. Those areas used for the storage and handling of soiled linens must be negatively pressurized. Special procedures must be established for the handling and processing of contaminated linens. Soiled linen must be placed in closed containers prior to transportation. To safeguard clean linens from cross contamination, they must be transported in containers used exclusively for clean linens, must be kept covered with dust covers at all times while in transit or in hallways, and must be stored in areas designated exclusively for this purpose. Written requests for any modification of the requirements of this section must be received and approved by the department before any changes are made.

44:04:02:14. Refuse and waste disposal. Garbage, refuse, and waste must be handled and disposed of in a safe and sanitary manner. Medical waste that is categorized as regulated in article 74:35 must be disposed of as specified in that article. Final disposal of all refuse and waste must comply with articles 74:27 and 74:28. Putrescible garbage must be removed from the premises at least twice a week from April 1 to September 30, inclusive. Any modification of the requirement for twice-weekly garbage removal must be received and approved by the department before modifications are made.

protect against the entrance into the facility and the breeding or presence on the premises of rodents, flies, roaches, and other vermin. The facility may use chemical substances of a poisonous nature in accordance with the requirements of this section to control or eliminate various types of vermin. The substances must be properly colored and labeled to identify them as poisons, must be used and stored in a safe manner, and may not be stored with food or drugs used for human consumption. Extreme care must be taken to prevent any poisons from contaminating food or food products.

Housekeeping: New Construction

44:04:13:06. Laundry. The laundry must include the following:

(1) Soiled linen holding room with a storage capacity of 1.75 square feet (0.1626 square meters) of floor area for each bed, to be used for storage, sorting, and weighing of soiled linen;

(2) Linen cart storage;

(3) Janitor’s closet with storage for housekeeping supplies and equipment and a floor receptor or service sink convenient to the laundry;

(4) Storage for laundry supplies;

(5) Lavatories conveniently accessible to soiled, clean, and processing rooms; and

(6) Laundry processing room with separate soiled and clean work areas with commercial equipment. All clothes dryers must have galvanized metal vent pipes for exhaust. The space and equipment layout must be sized and designed to produce quality linen with a work flow that minimizes potential for cross-contamination of clean linen by soiled linen, contaminated
equipment, contaminated air, or splash. The laundry department must be capable of processing 10 pounds (4.54 kilograms) of soiled linen for each bed during a normal work day. Modifications to the standard may be made if the laundry serves only an assisted living center or if the services are contracted to an outside organization. Modification must be requested in writing by the facility and approved by the department.

**44:04:13:24. Incinerators.** Incinerators must be gas, electric, or oil-fired and must be capable of, but need not be limited to, the complete destruction of pathological wastes. Design and construction of incinerators must be in accordance with requirements of article 74:35.

**Corridors, Floors, and Signage**

(4) Provide handrails firmly attached to the walls on both sides of all resident corridors in nursing facilities;

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

Plumbing must be sized, installed, and maintained to carry required quantities of water to required locations throughout the facility. Plumbing may not constitute a source of contamination of food equipment or utensils or create an unsanitary condition or nuisance.

**44:04:02:11. Water supply.** The facility's water supply must be obtained from a public water system or, in its absence, from a supply approved by the Department of Environment and Natural Resources. Private water supplies must have a water sample bacteriologically tested at least monthly. The volume of water must be sufficient for the needs of the facility, including fire fighting requirements. The hot water system must be capable of supplying the work and patient or resident areas with water at the required temperatures. Maximum hot water temperatures at plumbing fixtures used by patients and residents may not exceed 125 degrees Fahrenheit (52 degrees centigrade). The minimum temperature of hot water for patient and resident use must be at least 100 degrees Fahrenheit (38 degrees centigrade).

**44:04:02:12. Ventilation.** Electrically powered exhaust ventilation must be provided in all soiled areas, wet areas, toilet rooms, and storage rooms. Clean storage rooms may also be ventilated by supplying and returning air from the room space.

**44:04:02:13. Lighting.** Spaces occupied by people, machinery, and equipment within buildings and their approaches and parking lots must have artificial lighting at a level for general safety. Patient or resident bedrooms must have general lighting and night lighting. A reading light must be provided for each patient or resident who can benefit from one. Required exits must be equipped with continuous emergency lighting. Emergency power must be provided if the main source of power fails.

**44:04:02:16. Sewage disposal.** Sewage must be disposed of in a public sewage works system or, in its absence, in a manner approved by the department in accordance with SDCL chapter 34A-2. Article must be constructed, arranged, equipped, maintained, and operated to avoid injury or danger to the occupants. The extent and complexity of occupant protection precautions is
determined by the services offered and the physical needs of the patients and residents admitted to
the facility.

(5) Provide grounded or double-insulated electrical equipment or protect the equipment with
ground fault circuit interrupters. Ground fault circuit interrupters must be provided in wet areas
and for outlets within six feet of sinks;

(6) Install an electrically activated audible alarm on all unattended exit doors in nursing facilities.
Other exterior doors must be locked or alarmed. The alarm must be audible at a designated nurses'
station and may not automatically silence when the door is closed;

(7) Portable space heaters and portable halogen lamps for illumination in resident rooms and
common use areas may not be used in a facility;

(8) Household-type electric blankets or heating pads may not be used in a facility;

(9) Any light fixture located over a patient or resident bed, in any bathing or treatment area, in a
clean supply storage room, in any laundry clean linen storage area, or in any medication set-up area
must be equipped with a lens cover or a shatterproof lamp; and

(10) Any clothes dryer must have a galvanized metal vent pipe for exhaust.

44:04:02:21. Heating and cooling. The temperature in any occupied space in the facility must be
maintained between 68 and 80 degrees Fahrenheit during waking hours and not lower than 64
degrees Fahrenheit during sleeping hours. Individual resident space may be maintained outside the
required range when desired by the occupant.

Amenities

Outdoor Area

New Construction: Facility-Wide

44:04:13:08. Engineering service and equipment areas. The requirements for engineering
service and equipment areas for each facility are as follows:

(1) A boiler room with two remote doors to the exit or exit access;

(2) An engineer's office which may be combined with a maintenance shop;

(3) Mechanical and electrical equipment rooms;

(4) A maintenance shop with at least one room;

(5) A storage room for building maintenance supplies;

(6) A refuse room for trash storage which is conveniently located to the service entrance; and
(7) A yard equipment storage room. The boiler room and other rooms containing storage of combustible materials may not contain ventilation equipment or unprotected ventilation ducts serving other areas, the main electrical switchboard, or emergency electrical equipment.

44:04:13:09. Corridor restrictions. Drinking fountains, telephone booths, fire extinguisher cabinets, and vending machines must be located so that they do not project into the required width of exit corridors. Handrails installed in corridors must return to the wall at the ends. Handrails must be installed with the top 34 to 38 inches, inclusive, from the floor. Handrails must be installed with 1½ inch spacing between the wall and the handrail.

44:04:13:14. Ceiling heights. Boiler room ceilings may not be less than 2 feet 6 inches (0.76 meters) above the main boiler header and connecting piping, with a minimum height of 9 feet (2.74 meters). The ceilings of corridors, storage rooms, patient toilet rooms, and other minor rooms may not be less than 7 feet, 8 inches (2.34 meters). The ceilings of all other rooms may not be less than 7 feet, 10 inches (2.39 meters).

44:04:13:15. Insulation. Boiler rooms, food preparation centers, and laundries must be insulated and ventilated to prevent any floor surface above them from exceeding a temperature of 85 degrees Fahrenheit (29.4 degrees centigrade). All combustible insulation within the building must be covered with a fire-resistive material giving fire protection equivalent to 0.5 inch (0.01 meters) gypsum board, unless tested and acceptable by International Building Code, 2000 edition, 2603.4 for use without a thermal barrier as installed. A vapor barrier of at least 4 mil polyethylene or an equivalent material must be used to cover any exterior wall and any ceiling where insulation for the roof is applied directly above the habitable space ceiling. If roof insulation is installed above the roof decking, no vapor barrier is required. A vapor barrier of at least 6 mil polyethylene or an equivalent material must be installed under the concrete slab ongrade flooring systems and to cover soils exposed in crawl spaces.

44:04:13:16. Fire extinguisher equipment. Fire extinguisher equipment must be installed and maintained by the following minimum standards:

(1) Portable fire extinguishers must have a minimum rating of 2-A:10-B:C;

(2) Fire extinguisher equipment must be inspected monthly and maintained yearly;

(3) Approved fire extinguisher cabinets must be provided throughout the building with one cabinet for each 3,000 square feet (278.7 square meters) of floor space or fraction thereof. The fire resistance rating of corridor walls must be maintained at recessed fire extinguisher cabinets. The glazing in doors of fire extinguisher cabinets must be wire glass or other safety glazing material. Fire extinguisher cabinets must be identified with a sign mounted perpendicular to the wall surface above the cabinet; and

(4) Halon chemical extinguishers may be installed and used only in those remote areas that do not present a hazard to staff, patients, or residents.

44:04:13:17. Floor surface finish. Floors must be easily cleanable and must have the wear resistance appropriate for the location involved. Floors in kitchens and related spaces must be water-resistant. In all areas where floors are subject to wetting, they must have a nonslip finish. Adjacent dissimilar floor materials must be flush with each other to provide a level floor surface.
**44:04:13:18. Wall and ceiling finish.** Walls must be washable, and in the immediate area of plumbing fixtures the finish must be moisture proof. Wall bases in dietary areas must be free of spaces that can harbor insects. Wall bases in any areas used for surgical and obstetrical procedures must be integral with either the wall or the floor surface material and must be without voids that can harbor harmful bacteria. All surgical, obstetrical, emergency, nursery, X-ray film processing rooms, and dietary ceilings must be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops, and similar spaces. A ceiling in any surgical, central sterilization, isolation, and x-ray film processing room must be a gypsum board surface.

**44:04:13:19. Elevators.** All facilities where either patients’ or residents’ beds or a critical service, such as operating, delivery, diagnostic, recreation, patient or resident dining, dietary, laundry, central storage, or therapy rooms, is located, other than on the first floor, must have electrical or electrohydraulic elevators. Elevator cars and platforms must be constructed of noncombustible material, except that material treated with fire retardant may be used if all exterior surfaces of the car are covered with metal. Cars of hospital-type elevators must have inside dimensions that will accommodate a patient’s bed and attendants and must be at least 5 feet (1.52 meters) wide by 7 feet 6 inches (2.29 meters) deep. The car door must have a clear opening of not less than 3 feet 8 inches (1.12 meters). Elevators must have automatic two-way leveling with accuracy within plus or minus 0.5 inch (0.01 meters). Elevators, except freight elevators, must be equipped with a two-way special service switch to permit cars to bypass all landing button calls and to be dispatched directly to any floor.

**44:04:13:25. Steam and hot water systems.** Boilers must have the capacity to supply the normal requirements of all systems and equipment. Supply and return mains and risers of space heating and process steam systems must be valved to isolate the various sections of each system. Each piece of equipment must be valved at the supply and return end. Boilers, smoke breeching, steam supply piping, high pressure steam return piping, and hot water space heating supply and return piping must be insulated with insulation having a flame spread of 25 or less and a smoke emission rating of 50 or less using NFPA 255, 2000 edition, "Standard Method of Test for Surface Burning Characteristics of Building Materials" or equivalent test procedures.

**44:04:13:26. Ventilating systems.** The ventilating systems must maintain temperatures, minimum air changes of outdoor air an hour, minimum total air changes, and relative humidities as follows:

(1) Operating rooms - 68 to 73 degrees Fahrenheit (20 to 22.8 degrees centigrade), 3 outdoor, 15 total, and 45 to 60 percent humidity;

(2) Delivery rooms - 68 to 73 degrees Fahrenheit (20 to 22.8 degrees centigrade), 3 outdoor, 15 total, and 30 to 60 percent humidity;

(3) Recovery rooms - at least 70 degrees Fahrenheit (21.1 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity;

(4) Nursery rooms - at least 75 degrees Fahrenheit (23.9 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity; and
(5) Intensive care rooms - 70 to 75 degrees Fahrenheit (21.1 to 23.9 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity.

For all other occupied areas, the facility must be able to maintain a minimum temperature of 75 degrees Fahrenheit (23.9 degrees centigrade) at winter design conditions with a minimum of at least two total air changes an hour. All air supply and air exhaust systems must be mechanically operated. All fans serving exhaust systems must be located at the discharge end of the system. Outdoor ventilation air intakes, other than for individual room units, must be located as far away as practicable but not less than 25 feet (7.62 meters) from plumbing vent stacks and the exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems must be located as high as possible but not less than 6 feet (1.83 meters) above the ground level or, if installed through the roof, 3 feet (0.91 meters) above roof level. The mechanical ventilation systems must be designed and balanced to provide make-up air and safe pressure relationships between adjacent areas to preclude the spread of infections and assure the health of the occupants. Room supply air inlets, recirculation, and exhaust air outlets must be located with the grill or diffuser opening not less than 3 inches (0.08 meters) above the floor. Corridors may not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor’s closets opening directly on corridors. Continuous mechanical exhaust ventilation must be provided in all soiled areas, wet areas, and storage rooms. In unoccupied service areas, ventilation may be reduced or discontinued when the health and comfort of the occupants are not compromised. Indirect fuel-fired ventilation units may be used only when safety equipment is provided, the fuel is lighter than air, and the unit is separated from the building by one-hour fire-resistive construction when the unit is mounted on the roof. Laboratories must be ventilated at a rate of six total air changes an hour. All ventilation air from the laboratory must be directly exhausted to the outside. If this ventilation rate does not provide the air required to ventilate fume hoods and safety cabinets, additional air must be provided. A filter with 90 percent efficiency must be installed in the air supply system at its entrance to the media transfer room. Hoods in which highly radioactive materials are processed must have a face velocity of 150 feet a minute (0.76 meters a second), have a high-efficiency (99.97%) filter, and each hood must have an independent exhaust system with the fan installed at the discharge point of the system. Hoods used for processing infectious materials must have a face velocity of 75 feet a minute (0.38 meters a second). Cooking appliances installed in staff break and activities rooms must be provided with exhaust ventilation to the exterior of the building to remove cooking odors, heat, and moisture. Cooking appliances, other than microwave ovens, installed in occupational therapy and patient or resident rooms must be exhausted to the exterior to remove cooking odors, heat, and moisture. Vehicle parking garages must be provided with carbon monoxide detection to activate exhaust ventilation of six air changes each hour or to open the garage door if the area of the garage is under 1000 square feet. Signs must be posted at the front of parking spaces advising the driver to shut off the engine. Crawls spaces must be provided with mechanical ventilation at least 0.5 air changes each day or be provided with open perimeter venting as required by the International Building Code.

44:04:13:27. Filters. Ventilation systems using a recirculated central air system must be equipped with a minimum of two filter beds. Filter bed number one must be located upstream of the conditioning equipment and must have a minimum efficiency of 30 percent. All supply air units must have a minimum of 30 percent effective filters. All central ventilation systems must have a minimum of 80 percent effective filters. All common use areas, i.e., dining, lounges, and corridors,
must have 80 percent effective filters on air supply systems. All air supply systems serving solely administrative areas must have a minimum of 30 percent effective filters. One-inch furnace filter media is required for forced air furnaces and ventilation systems in assisted living facilities. These filter efficiencies must be warranted by the manufacturer and must be based on the ASHRAE 52.1, 1992 edition, American Society of Heating, Refrigeration, and Air Conditioning Engineers dust spot test method with atmospheric dust. Filter frames must be durable and carefully dimensioned and must provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work must be gasketed or sealed to provide a positive seal against air leakage. A manometer must be installed across each filter bed serving central air systems.

44:04:13:28. Ducts. Ducts must be constructed of iron, steel, aluminum, or other approved metal or materials as defined in NFPA 101 Life Safety Code 2000 edition. Duct linings, coverings, vapor barriers, and the adhesives used for applying them must have a flame spread classification of not more than 25 and a smoke developed rating of not more than 50 using NFPA 255, 2000 edition, "Standard Method of Test for Surface Burning Characteristics of Building Materials." A fire and smoke damper must be provided on each opening through each required two-hour or greater fire-resistant wall or floor and on each opening through the walls of a vertical shaft, unless the shaft has a fire and smoke damper at the floor level. Ducts which pass through a required smoke barrier must be provided with smoke dampers. Access for maintenance must be provided at all dampers. Duct systems serving hoods must be constructed of corrosion resistant material. Duct systems serving hoods in which highly radioactive materials and strong oxidizing agents are used must be constructed of stainless steel for a minimum distance of 10 feet (3.05 meters) from the hood and must be equipped with washdown facilities. Cold air ducts must be insulated wherever necessary to maintain the efficiency of the system or to minimize condensation problems.

44:04:13:29. Food service ventilation. The air from dining areas may be used to ventilate the food preparation areas only after it has been passed through a filter with 80 percent efficiency. Exhaust hoods in food preparation centers must have a minimum exhaust rate of 50 cubic feet a minute for each square foot (0.25 cubic meters a second for each square meter) of hood face area. All hoods over cooking ranges must be equipped with fire extinguishing systems interconnected to shut off the fuel source. Cleanout openings must be provided every 20 feet (6.10 meters) in horizontal exhaust duct systems serving hoods.

44:04:13:32. Recirculated air systems. All recirculated air systems serving more than one room must be equipped with automatic shutdown and smoke dampers activated by a smoke detector and the building fire alarm system.

44:04:13:33. Plumbing fixtures. The material used for plumbing fixtures must be of nonabsorbent acid-resistant material. Lavatories and sinks required in patient or resident care areas must have the water supply spout mounted so that the discharge is a minimum of 5 inches (0.13 meters) above the rim of the fixture. Handwashing facilities used by medical and care staff, patients, residents, and food handlers must be equipped with hands-free controls. Single lever devices may be used. If blade handles are used, they may not exceed 4.5 inches (0.11 meters) in length, except that handles on scrub sinks and clinical sinks may not be less than 6 inches (0.15 meters) long. Clinical sinks must have an integral trap in which the upper portion of a visible trap seal provides a water surface. If blade handles are used, proper clearance must be maintained for operation. Aerators are not approved for use on faucet spouts. Paper towel dispensers or handdrying devices must be provided at all lavatories and sinks used for handwashing. Mirrors or
Paper towel dispensers with reflective surfaces may not be provided at handwashing facilities in the laboratory, nursery, clean utility, central sterilizing, dietary, or other critical areas where grooming could potentially cause contamination. Water closets must be an elongated bowl type and be equipped with an open front seat. Any shower stall that is not required to be accessible must have curb heights not more than five inches above the finished floor. The shower floor elevation and bathroom finished floor elevation must be level where possible but the difference in elevation cannot exceed three inches.

44:04:13:34. Water supply systems. Water supply systems must supply water to the fixtures and equipment on the upper floors at a minimum pressure of 15 pounds a square inch (1055.9 kilograms a square meter) during maximum demand periods. Each water service main, branch main, riser, and branch to a group of fixtures must be valved. Stop valves must be provided at each fixture. Hot, cold, and chilled water piping and waste piping on which condensation may occur must be insulated. Insulation of cold and chilled water lines must include an exterior vapor barrier. Water supply systems in a health care facility must maintain one part per million free residual chlorine at remote point-of-use fixtures in the facility or may use another bacteriological control method (increasing water temperature range from 122 degrees to 125 degrees Fahrenheit [50-52 degrees centigrade] is acceptable) that has been demonstrated to be equivalent in control of Legionella. The facility must document water temperatures to verify the hot water temperature is being maintained within the acceptable range. The chlorine testing must be done daily using photocell and light source DPD (N, N, Diethyl-phenylenediamine) test kits and the test results logged. When testing demonstrates that consistent chlorine levels are maintained, the frequency of testing may be reduced to a level necessary to demonstrate compliance.

44:04:13:35. Vacuum breakers. Antisiphon devices or backflow preventers must be installed on hose bibs and on all fixtures to which hoses or tubing can be attached such as laboratory and janitors’ sinks, bedpan flushing attachments, handheld showers, and autopsy tables. Antisiphon devices or backflow preventers must be installed on all plumbing and equipment where any possibility exists for contamination of the potable water supply.

44:04:13:36. Hot water systems. Hot water distribution systems over 50 feet (15.24 meters) long must recirculate to provide hot water at each fixture at all times. The hot water heating equipment must have sufficient capacity to supply water at the temperature and amounts indicated in the following:

1. Three gallons an hour (0.0033 liters a second) for each bed at a temperature range of 122-125 degrees Fahrenheit (50-52 degrees centigrade);

2. Two gallons an hour (0.0020 liters a second) for each bed for dietary use at a temperature of 140 degrees Fahrenheit (60 degrees centigrade); and

3. Two gallons an hour (0.0020 liters a second) per bed for laundry at a temperature of 160 degrees Fahrenheit (71 degrees centigrade). Storage tanks provided must be fabricated of noncorrosive metal or lined with noncorrosive material.

44:04:13:37. Drainage systems. Drain lines from sinks in which acid wastes may be poured must be fabricated from an acid resistant material. Piping over operating and delivery rooms, nurseries, food preparation centers, food serving facilities, food storage areas, and other critical areas must be
kept to a minimum and may not be exposed. Special precautions must be taken to protect these areas from possible leakage of necessary overhead piping systems. Floor drains may not be installed in operating and delivery rooms. Building sewers must discharge into a community sewerage system. Where such a system is not available, a facility providing sewage treatment which conforms to applicable local and state regulations is required. Water from roof systems must be collected and discharged away from the building foundation. Rain gutters with downspouts and splash blocks must be provided for pitched roof systems. Provisions must be made to avoid having water accumulated on sidewalks and parking areas around the building. Perforated drain tile must be provided at the foundation and routed to a building sump pit or grade surface, if site slope allows. The building sewer system must have a cleanout located outside the perimeter of the building foundation.

44:04:13:40. Electrical distribution system. All material including equipment, conductors, controls, and signaling devices must be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. All materials must be listed as complying with applicable standards of Underwriters’ Laboratories, Inc., or other similarly established standards. Fixed and mobile X ray units must be connected by means of independent feeders or circuits. Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and distribution panel boards 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 designed for operating in the ambient temperature conditions. Lighting and appliance panel boards must be provided for the circuits on each floor. This section does not apply to emergency system circuits.

44:04:13:41. Lighting. All spaces occupied by people, machinery, and equipment within buildings, the approaches to the buildings, and parking lots must have artificial lighting approved by the department. Patients’ or residents’ bedrooms must have general lighting of at least 10 footcandles (0.929 lumens per square meter) and night lighting. Plug-in night lights may be provided for residents in assisted living facilities. Where task illumination is required, a light with an intensity of at least 30 footcandles (2.79 lumens per square meter) at the work surface must be provided for each patient or resident. At least one luminaire for night lighting must be switched at the entrance to each patient or resident room. Patients’ or residents’ reading lights and other fixed lights not switched at the door must have switch controls convenient for use at the luminaire. All switches for control of lighting in patient or resident areas must be of the quiet operating type. Illumination of at least 100 footcandles (9.29 lumens per square meter) must be provided at the medication set-up area. Illumination of at least 50 footcandles (4.65 lumens per square meter) must be provided at the activity room work tables. Illumination of at least 30 footcandles (2.79 lumens per square meter) must be provided in dining areas, physical and restorative therapy, and at bathing facilities.

44:04:13:42. Receptacles or convenience outlets. Each operating, delivery, and emergency room must have at least three receptacles. In locations where mobile X ray is used, an additional receptacle, distinctively marked for X ray use, must be provided. Each patient or resident bedroom must have duplex receptacles as follows: one on each side of the head of each bed; receptacles for luminaires and motorized beds, if used; and one receptacle on another wall. Single polarized
receptacles marked for use of X ray only must be located in corridors of patient or resident areas so that mobile equipment may be used in any location within a patient or resident room. If the same mobile X ray unit is used in operating rooms and in nursing areas, all receptacles for X ray use must be the same. Where capacitive discharge or battery-powered mobile X ray units are used, polarized receptacles are not required. Duplex receptacles for general use must be installed approximately 50 feet apart in all corridors and within 25 feet of ends of corridors. Receptacles in patient rooms of pediatric units must be of the safety type. Receptacles in corridors of pediatric units must be of a safety type or must be controlled by switches located at a nurses’ station or another supervised location.

**44:04:13:45. Fire alarm systems.** A manually operated, electrically supervised fire alarm system must be installed in each facility.

**44:04:13:48. Pipe requirements.** All piping systems for potable water must be installed to eliminate any dead-end runs of piping. Before placing potable water systems in service, the piping system must be disinfected in accordance with the South Dakota Plumbing Commission standards in article 20:54 and certification must be available from the installer showing the method used, date, test procedure used to verify chlorine concentrations, and date the system was flushed and placed in service. Pipe covering, vapor barriers, and adhesives used for applying them must have a flame spread of not more than 25 and a smoke emission factor of not more than 50 when tested in accordance with the *NFPA 101 Life Safety Code*, 2000 edition.

**44:04:13:49. Detached structures.** A detached structure or auxiliary building used for combustible storage or vehicle parking built adjacent to, but not directly attached to, a health care facility must either be separated from the facility by a minimum distance of 20 feet or provided with two-hour fire rated separation.

**44:04:13:50. Soil treatment for termite control.** Any wood product debris must be removed from the area inside of the building foundation. The soil beneath the vapor barrier and the foundation must be treated with a termiticide. The applicator shall document the product used, the quantity and the concentration applied, the date of application, the date of soil covering to protect against flooding or dilution of the treatment, and the anticipated effective period of the soil treatment, including warranty if available.
Lighting, Noise, Temperature (HVAC), and Odors

Amenities

Outdoor Area

New Construction: Facility-Wide

(a) Before the facility is used, the water supply system shall be approved by the Tennessee Department of Environment and Conservation.

(b) Sewage shall be discharged into a municipal system or approved package system where available; otherwise, the sewage shall be treated and disposed of in a manner of operation approved by the Department of Environment and Conservation and shall comply with existing codes, ordinances and regulations which are enforced by cities, counties or other areas of local political jurisdiction.

(22) The following alarms are required and shall be monitored twenty-four (24) hours per day:

(a) Fire alarms;

(b) Generators; and

(c) Medical gas alarms.

(23) A negative air pressure shall be maintained in the soiled utility area, toilet room, janitor’s closet, dishwashing and other such soiled spaces, and a positive air pressure shall be maintained in all clean areas including, but not limited to, clean linen rooms and clean utility rooms.

(24) Each nursing home shall ensure that an emergency keyed lock box is installed next to each bank of functioning elevators located on the main level. Such lock boxes shall be permanently mounted seventy-two inches (72”) from the floor to the center of the box, be operable by a universal key no matter where such box is located, and shall contain only fire service keys and drop keys to the appropriate elevators.

TEXAS

Housekeeping/Laundry/Maintenance

(C) maintain an effective pest control program so that the facility is free of pests and rodents
(f) Clean utility room. A clean utility room must be provided and must contain a sink with hot and cold water. It must be part of a system for storage and distribution of clean and sterile supply materials and equipment.

(g) Soiled utility room. A soiled utility room must be provided and contain a flushing fixture and a sink with hot and cold water. It must be part of a system for collection and cleaning or disposal of soiled utensils or materials.

(h) Soiled linen room. Soiled linen rooms must be provided as needed commensurate with the type of laundry system used. In relation to adjacent areas, a negative air pressure must be provided with air exhausted through ducts to the exterior. Air must be exhausted continually whenever there are soiled linens in the room. A soiled linen room may be combined with a soiled utility room.

(i) Clean linen storage. Clean linen storage must be provided, conveniently located to resident bedroom areas.

(n) Laundry.

(1) Laundry facilities must be located in areas separate from resident rooms. The laundry must be designed, constructed, and equipped and appropriate procedures must be utilized to assure that laundry is handled, cleaned, and stored in a sanitary manner.

(2) Laundry for general linen and clothing must be arranged so as to separate soiled and clean operations as they relate to traffic, handling, and air currents. Suitable exhaust and ventilation must be provided to prevent air flow from soiled to clean areas.

(3) Floors, walls, and ceilings must be nonabsorbing and easily cleanable.

(4) Soiled linen must be stored and/or transported in closed or covered containers. Soiled linen storage or holding rooms must have a negative air pressure in relation to adjacent areas with air exhausted through ducts to the exterior.

(5) Laundry areas must have air supply and ventilation to minimize mildew and odors. Doors must not remain open, for sanitation and safety reasons.

(6) Room size, and number and type of appliances must provide efficient, sanitary, and timely laundry processing to meet the needs of the facility.

(7) The laundry, if located in the facility, must meet Life Safety Code requirements for separation and construction for hazardous areas.

(o) Resident-use laundry. This service, if provided, must be limited to not more than one residential type washer and dryer per laundry room. This room must be classified as a hazardous area according to the Life Safety Code.

(r) Janitor closets. In addition to the janitors' closet called for in certain departments, other janitors' closets must be provided throughout the facility to maintain a clean and sanitary environment. All janitor closets must have a negative air pressure in relation to adjacent areas with air exhausted through ducts to the exterior.
RULE §19.323 Housekeeping Services

(a) The facility must provide sufficient housekeeping and maintenance personnel, equipment, and supplies to maintain the interior, exterior, and grounds of the facility in a safe, clean, orderly, and attractive manner. In a nursing facility, an employee must be designated as responsible for housekeeping services.

(b) Occupied resident rooms must be cleaned and put in order at least daily.

(c) Storage areas must be kept safe and free from accumulations of extraneous materials such as refuse, discarded furniture, and newspapers. Combustibles, such as cleaning rags and compounds, must be kept in closed metal containers and labeled.

(d) Attics, mechanical rooms, boiler rooms, and other similar areas must not be used for storage purposes.

(e) All bleaches, detergents, disinfectants, insecticides, and other poisonous substances must be kept in a safe place accessible only to employees. They must not be kept in containers previously containing food or medicine. Containers must be labeled.

RULE §19.324 Pest Control

(a) An effective, safe, and continuing pest control system against insects, rodents, and vermin must be in operation in the facility. Pest control services must be provided by nursing facility personnel or by contract with a licensed pest control company. Care must be taken to use the least toxic and least flammable effective insecticides and rodenticides. These compounds must be stored in nonfood preparation and storage areas. Poisons must be under lock.

(b) The facility must protect against harborages and entrances for insects, rodents, and vermin. Outside doors must be self-closing to control entry of pests.

(c) Garbage and trash must be stored in enclosed containers, protected against leakage, contact with disease carriers, and access to animals. It must be stored in areas separate from those used for the preparation and storage of food and must be removed from the premises in conformity with state and local practices. Garbage and trash containers must be maintained free of accumulations and coatings of garbage. Garbage storage areas must be kept clean and in a state of good repair.

RULE §19.325 Linen

(a) The nursing facility must have available at all times a quantity of linen essential for the proper care and comfort of residents. Linens must be handled, stored, and processed so as to control the spread of infection.

(b) Linen will be maintained in good repair.

(c) Linen must be washed, dried, stored, and transported in a manner which will produce hygienically clean linen. The washing process must have a mechanism for soil removal and bacteria kill.

(d) Clean linen must be stored in a clean linen area easily accessible to the personnel.
(e) Clean towels and washcloths must be provided to each resident as needed or desired. Towels and washcloths must be stored in a sanitary manner between uses by the resident and must not be used by more than one resident between launderings.

(f) Soiled linen and clothing must be stored separately from clean linen and clothing. Soiled linen and clothing must be stored in well ventilated areas, and must not be permitted to accumulate in the facility. Soiled linen and clothing must be transported in accordance with procedures consistent with universal precautions. Bags or containers must not be reused to transport or store clean items.

(g) Soiled linen must not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, corridors, kitchens, or food storage areas, except soiled linen and clothing which is not contaminated with blood may be rinsed in a resident's bathroom water closet.

(h) Resident's personal clothing that is not soiled with body wastes may be stored in a closed container in the resident's closet. The clothing must be collected and cleaned at least weekly.

(i) Facility staff must wash their hands both after handling soiled linen and before handling clean linen.

(B) Other environmental conditions. The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public. The facility must:

(D) maintain an effective pest control program so that the facility is free of pests and rodents.

**New Construction: Housekeeping**

(I) Laundry and linen services.

(1) On-site processing must be as follows:

(A) Because of the high incidence of fires in laundries, it is highly recommended that the laundry be in a separate building 20 feet or more from the main building. If the laundry is located within the main building it must be separated by minimum one-hour fire construction to structure above, and sprinklered, and must be located in a remote area away from resident sleeping areas. Access doors must be from the exterior or interior nonresident use area such as a service corridor (not required exit) which is separated from the resident area.

(B) If linen is to be processed on the site, the following must be provided:

(i) A soiled linen receiving, holding, and sorting room with a rinse sink. This area must have a floor drain and forced exhaust to the exterior which must operate at all times there is soiled linen being held in the area.

(ii) A laundry processing room with equipment which can process seven days needs within a regularly scheduled work week. Hand-washing facilities must be provided. The washer area must have

(I) a floor drain;

(II) storage for laundry supplies;

(III) a clean linen inspection and mending room or area and a folding area;
(IV) a clean linen storage, issuing, or holding room or area;

(V) a janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies; and

(VI) sanitizing (washing) facilities and a storage area for carts.

(C) Soiled and clean operations must be planned to maintain sanitary flow of functions as well as air flow. If carts containing soiled linens from resident rooms are not taken directly to the laundry area, intermediate holding rooms must be provided and located convenient to resident bedroom areas.

(D) Laundry areas must have adequate air supply and ventilation for staff comfort without having to rely on opening a door that is part of the fire wall separation.

(E) Provisions must be made to exhaust heat from dryers and to separate dryer make-up air from the habitable work areas of the laundry.

(2) For off-site linen processing, the following must be provided on the premises:

(A) a soiled linen holding room (provided with adequate forced exhaust ducted to the exterior);

(B) clean linen receiving, holding, inspection, sorting or folding, and storage room(s); and

(C) sanitizing facilities and storage area for carts.

(3) Resident-use laundry, if provided, must be limited to not more than one residential type washer and dryer per laundry room. This room must be classified as a hazardous area as in accordance with the Life Safety Code.

(n) Janitors’ closet. In addition to the janitors’ closet called for in certain departments, a sufficient number of janitors’ closets must be provided throughout the facility to maintain a clean and sanitary environment. These must contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

**Corridors, Floors, and Signage**

(D) equip corridors with firmly secured handrails on each side on all walls 18 inches or greater. These rails must be substantially anchored to withstand downward force and must be mounted 33 to 36 inches from the floor.

**RULE §19.312 Means of Egress**

(a) Corridors and other means of egress must be kept clear of obstructions and must not be used for any purpose which would interfere with its use as an exit, such as for storage, vending machines, seating, or similar purposes. The corridor width must be maintained at all times.

(b) Ways of egress and exit signs must be illuminated at all times.

(c) In addition to the required normal and emergency illumination, the facility must keep on hand and readily available to night staff no less than one working flashlight per nurses station.
(d) Doors within the means of egress must not be equipped with a latch or lock which requires the use of a key or tool to open from the inside of the building. A latch or other fastening device on a door must be provided with a knob, handle, panic bar, or other simple type of releasing device with an obvious method of operation, even in darkness.

(e) A hold-open device must be installed on each exit door.

**RULE §19.313 Interior Finishes--Walls, Ceilings, and Floors**

(a) Interior finishes of walls and ceilings must have limited flame-spread rating as required by the Life Safety Code. Where new interior finishes of walls, ceilings, or floors are applied to existing facilities, the new finishes must meet the requirements for flame-spread ratings for new construction. Fire retardant paints or solutions must not be applied to new materials in an effort to meet flame-spread requirements for new construction. This description of interior finishes does not apply to furniture or accessories.

(b) Floors of the facility must be level, smooth, and free of any irregularities which might affect safety.

(c) Walls and ceilings not specifically described elsewhere in this chapter must be cleanable, maintained attractively, and in good repair.

(d) Walls and floors must be kept free of cracks. The joint between the walls and floors is to be maintained so as to be free of spaces which might harbor insects, rodents, or vermin.

(3) All employees must be familiar with the disaster plan and must be instructed in the location and use of the facility’s alarm systems, fire-fighting equipment, and procedures. The facility must post fire and explosion evacuation routes prominently throughout the facility. The facility must have a fire safety plan within the disaster plan. The fire safety plan must be rehearsed quarterly on each shift with at least one rehearsal conducted each month. A comprehensive fire drill report form must be completed for each rehearsal of the fire safety plan.

(4) In smaller, simple, one story buildings where all exits are obvious, the Texas Department of Human Services (DHS) may not require the posting of evacuation routes.

(6) Emergency telephone numbers must be clearly posted on or near each phone. Emergency telephone numbers must include the local fire department, ambulance, and police.

(n) Smoke doors, fire doors, and doors to hazardous rooms must be kept closed and must not be propped or wedged open. Only approved devices such as alarm-activated electromagnetic hold-open devices may be used to hold these doors open, except doors to rooms classified as severe hazard.

(3) Exit doors and ways of egress must be maintained clear and free for use at all times. Furnishings, equipment, carts, and other obstacles must not be left to block egress at any time.

(4) Steps in interior ways of egress are prohibited. If changes of elevation are necessary within ways of egress, approved ramps with maximum slope of 1:12 (one unit of rise to 12 units of run) must be used.
(B) Other environmental conditions. The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public. The facility must:

(C) equip corridors with firmly secured handrails on each side; and

Lighting, Noise, Temperature (HVAC), and Odors

RULE §19.303 Emergency Power

(a) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits, equipment to maintain the fire detection, alarm, and extinguishing systems, and life-support systems if the normal electrical supply is interrupted. Emergency electrical services by generator or battery must be provided to comply with the provisions of the National Fire Protection Association (NFPA) 70. Battery systems must be capable of sustaining power for a duration of at least one and one-half hours.

(1) Life safety systems must include:

(A) illumination for means of egress, nurse stations, medication rooms, dining and living rooms, and areas immediately outside of exit doors;

(B) exit signs and exit directional signs required by the Life Safety Code;

(C) alarm systems, including fire alarms activated by manual stations, water flow alarm devices of sprinkler systems, fire and smoke detecting systems, and alarms required for nonflammable medical gas systems if installed (where hospital-type functions are included in the nursing home facility, applicable standards apply);

(D) task illumination and selected receptacles at any required or provided generator set location;

(E) selected duplex receptacles, including receptacles in resident corridors, each resident-bed location where life-support electrical appliances are utilized, nurse stations, medication rooms, including biological refrigerator, if a generator is required or provided;

(F) nurse calling systems;

(G) resident room night lights where required;

(H) elevator cab lighting, control, and communication systems;

(I) all facility telephone equipment; and

(J) those paging or speaker systems that are necessary for the communication plan for an emergency. Radio transceivers that are necessary for emergency use must be capable of operating for at least one hour upon total failure of both normal and emergency power.

(2) Where critical systems are provided, there must be a delayed automatic connection.

(3) The emergency lighting must be automatically in operation within 10 seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be a delayed automatic connection. Receptacles connected to emergency power must be of a
uniform and distinctive color. Stored fuel capacity must be sufficient for not less than four-hour operation of required generator.

(4) Emergency motor generator, if required or provided, must meet the following standards:

(A) any emergency generator must be installed in accordance with NFPA 37 and NFPA 99;

(B) generators located on the exterior of the building must be provided with a noncombustible protective cover or be protected as per manufacturer's recommendations; and

(C) motor generators fueled by public utility natural gas must have the capacity to be manually or automatically switched to an alternate fuel source, as specified in NFPA 70.

(5) Wiring for the emergency system must be in accordance with NFPA 70.

(b) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in NFPA 99, Health Care Facilities) located on the premises.

(1) The facility must:

(A) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;

(B) have adequate outside ventilation by means of windows, mechanical ventilation, or a combination of the two;

(7) If deodorant is used for air-freshening purposes, the following procedures must apply:

(A) deodorants or air fresheners are permitted provided the dispensing device is located where it is inaccessible to residents and patients;

(B) these products are not used to cover odors resulting from poor housekeeping practices or unsanitary conditions;

(C) these products are not used in excess;

(D) there is no contra-indication on the label of the product indicating that the product should not be used in the presence of aged or ill persons; and

(E) devices, such as ozone generators, ultra-violet generators, and smoke eliminators, must be approved by the Texas Department of Human Services.

RULE §19.314 Fire Alarms, Detection Systems, and Sprinkler Systems

Fire alarms, detection systems, and sprinkler systems must be as required by the Life Safety Code, the National Fire Protection Association (NFPA) 72, and NFPA 13.

(1) Components must be compatible and laboratory listed for the use intended.

(2) Wiring and circuitry for alarm systems must meet the applicable requirements for NFPA standards, including NFPA 70, for these systems.
(3) Fire alarm systems must be installed, maintained, and repaired by an agent having a current certificate of registration with the State Fire Marshal's Office of the Texas Commission on Fire Protection, in accordance with state law. A fire alarm installation certificate must be provided as required by the Office of the State Fire Marshal.

(4) Smoke detector sensitivity must be checked within one year after installation and every alternate year thereafter in accordance with NFPA 72. Documentation, including as-built installation drawings, operation and maintenance manuals, and a written sequence of operation for systems installed after July 1, 2000, must be available for examination by the Texas Department of Human Services (DHS).

(5) The fire alarm system must be designed so that whenever the general alarm is sounded by activation of any device (such as manual pull, smoke sensor, sprinkler, or kitchen range hood extinguisher) the following will occur automatically:

(A) smoke and fire doors which are held open by an approved device must be released to close;

(B) air handlers (air conditioning/heating distribution fans) serving three or more rooms or any means of egress must shut down immediately;

(C) smoke dampers must close; and

(D) the alarm-initiating location must be clearly indicated on the fire alarm control panel(s) and all auxiliary panels.

(6) Consistent fire alarm bells or horns must be located throughout the building for audible coverage. Flashing alarm lights (visual alarms) must be installed to be visible in corridors and public areas including dining rooms and living rooms.

(7) A master control panel which indicates location of alarm and trouble conditions (by zone or device) must be visible at the main nurse station. All control panels must be listed in accordance with the provisions of the Underwriters Laboratories, Inc. (UL) for intended use, such as manual, automatic, and water-flow activation. Alarm and trouble zoning must be by smoke compartments and by floors in multi-story facilities.

(8) Remote annunciator panels, indicating location of alarm initiation by zone or device and common trouble signals, must be located at auxiliary or secondary nurses stations on each floor or major subdivision of single story facilities and indicate the alarm condition of adjacent zones and the alarm conditions at all other nurse stations.

(9) Manual pull stations must be provided at all exits, living rooms, dining rooms, and at or near the nurse stations.

(10) The NFPA 13 sprinkler system must be monitored for flow and tamper conditions by the fire alarm system.

(11) The kitchen range hood extinguisher must be interconnected with the fire alarm system. This interconnection may be a separate zone on the panel or combined with other initiating devices located in the same zone as the range hood is located.
(12) Partial sprinkler systems provided only for hazardous areas must be interconnected to the fire alarm system and comply with the Life Safety Code. Each partial system must have a valve with a supervisory switch to sound a supervisory signal, water-flow switch to activate the fire alarm, and an end-of-line test drain. **RULE §19.315 Portable Fire Extinguishers**

Portable fire extinguishers must be provided and maintained to comply with the provisions of the National Fire Protection Association (NFPA) 10. This includes type of extinguishers (A, B, or C), location and spacing, mounting heights, monthly inspections by staff, yearly inspections by a licensed agent, any necessary servicing, and hydrostatic testing as recommended by the manufacturer.

(1) Extinguishers in resident corridors must be spaced so that travel distance is not more than 75 feet. The minimum size of extinguishers must be either 2 1/2 gallon for water type or five pound for ABC type.

(2) Extinguishers must be installed on supplied hangers or brackets or be mounted in cabinets approved by the Texas Department of Human Services (DHS).

(3) Extinguishers must be surface wall-mounted or recessed in cabinets where they are not subject to physical damage or dislodgement.

(4) Extinguishers having a gross weight not exceeding 40 pounds must be installed so that the top of the extinguisher is not more than five feet above the floor. Extinguishers with a gross weight greater than 40 pounds must be installed so the top of the extinguisher is not more than 3-1/2 feet above the floor. The clearance between the bottom of the extinguisher and the floor must not be less than four inches.

(5) Portable extinguishers provided in hazardous rooms must be located as close as possible to the exit door opening and on the latch (knob) side.

**RULE §19.316 Subdivision of Building Spaces--Smoke Barriers**

(a) Subdivision of building spaces must be as required by the Life Safety Code.

(b) The facility must maintain the integrity of smoke barrier walls, including those parts of walls in attics and other concealed spaces.

(c) The facility must maintain the integrity of smoke dampers in air ducts.

(d) Ducts with smoke dampers must have maintenance panels for inspection. The maintenance panels must be removable without tools. Means of access must also be provided in the ceiling or side wall to facilitate smoke damper inspection readily and without obstruction. Location of dampers must be identified on the wall or ceiling of the occupied area below.

**RULE §19.317 Elevators and Escalators**

Elevators must comply with the provisions of the Life Safety Code and American National Standard Institute Safety Code for Elevators and Escalators (ANSI/ASME A17.1). Elevators are required for buildings having residents' facilities, such as bedrooms, dining, or recreation areas; or services, such as diagnostic or therapy, located on other than the main entrance floor. Passenger elevators
and escalators must be inspected by a qualified agent at least every six months. Freight elevators must be inspected every 12 months.

**RULE §19.320 Lighting and Illumination**

Current recommendations of the Illumination Engineering Society of North America must be followed to achieve proper illumination characteristics and lighting levels throughout the facility. Minimum illumination must be tenfoot candles in resident rooms and 20 foot candles in corridors, nurses stations, dining rooms, lobbies, toilets, bathing facilities, laundries, stairways, and elevators. Illumination requirements for these areas apply to lighting throughout the space and should be measured at approximately 30 inches above the floor anywhere in the room. Minimum illumination for overbed reading lamps, medication preparation or storage areas, kitchens, and nurse’s station desks must be 50 foot candles. Illumination requirements for these areas apply to the task performed and should be measured on the task.


(a) The heating system must be capable of maintaining a temperature of not less than 71 degrees Fahrenheit at the resident level in all resident-use areas.

(1) Auxiliary heating devices permanently installed, such as heat strips in ducts, electric ceiling-mounted heating units, and electric baseboards, may be used to augment a central heating system as approved by the Texas Department of Human Services (DHS). See §19.705 of this title (relating to Environment).

(2) All gas heating systems must be checked annually for proper operation and safety by persons who are licensed or approved by the State of Texas to inspect such equipment. A record of this service must be maintained by the facility. Any unsatisfactory condition must be corrected promptly.

(b) The cooling system must be capable of maintaining a temperature suitable for the comfort of the residents in resident-use areas.

(c) Air flow must be directed or adjusted so that a resident is not in direct drafts that could be harmful to the health and comfort of the resident.

(d) Unvented heating units and portable heaters are prohibited.

(e) The facility must be well ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel must be provided with functioning mechanical ventilation to change the air on a basis commensurate with the room usage. Air systems must provide for the induction and mixing of at least 10% outside fresh air into the facility unless otherwise approved by DHS; that is, 100% continuous recirculation of interior air in most areas is not acceptable. When certain rooms or areas are dependent on a central air system for proper ventilation, including exhaust, that central air system fan must run continuously.

(f) Operable outside windows must be provided with insect screens. Outside doors must be self-closing to control entry of insects. All exterior doors must be effectively weather stripped.
(g) Heating and air conditioning systems must be provided with clean and effective air filters.

(h) Ducts and piping subject to surface condensation must be insulated to prevent condensation at least in areas which may affect sanitation or cause building deterioration.

(i) A comfortable temperature for residents when bathing must be provided.

(j) Heating, ventilating, and air conditioning systems must comply with the provisions of applicable National Fire Prevention Association (NFPA) standards. Ducts are to be of a Class A material (noncombustible). Combustion air for gas-fired equipment must be ducted from the exterior.

(k) Air flow must be designed to prevent cross contamination within any area where applicable, such as laundries and kitchens, as well as the system or facility as a whole.

(l) In relation to adjacent areas, a positive air pressure must be provided for clean utility rooms, clean linen rooms, and medication rooms. Conditioned supply air must be introduced into these rooms.

(m) In relation to adjacent areas, a negative air pressure must be provided for soiled utility rooms, soiled laundry rooms, bathrooms, toilets, and other odor-producing rooms. Air from these rooms must not be recirculated, but instead must be exhausted through ducts to the exterior by effective means.

(n) Facility temperature must be maintained for the comfort of residents.

RULE §19.322 Plumbing

(c) Sewage must be discharged into a state-approved sewerage system or the sewage must be collected, treated, and disposed of in accordance with applicable Texas Natural Resource Conservation Commission rules and regulations.

(d) The wastewater drainage and sewage system must assure that sanitation is maintained for residents. Wastewater or sewage must not be discharged on the surface of the ground. Traps must not be allowed to lose their seal. Appliances must have air gaps as required for connections to the sewerage system. Venting must assure a rapid flow of wastewater in the sewerage system.

(g) Resident-use hot water must be reliably controlled, such as by thermostatic or mixing valves, to not exceed 110 degrees Fahrenheit and not less than 100 degrees Fahrenheit at each fixture.

(h) Hot water for other usages must be provided at the temperatures required for the appliance or fixture or for the operation involved, such as dishwashing and laundry.

(i) The supply quantity of hot water must be adequate for normal peak load usage. Facilities which continue to experience a shortage of hot water must remedy the situation by such means as adding storage tanks, adding or increasing the size of water heaters, or other approved means.

(j) Water heaters must be equipped with pressure temperature relief valves.

(o) Electrical extension cords must not be used on a permanent or semi-permanent basis as a substitute for approved wiring methods. Approved electrical receptacles must be provided in quantity and location for the normal use of appliances.
(p) All abandoned utilities such as electrical wiring, ducts, and pipes, must be removed from the facility when no longer usable.

(2) Emergency power.

(A) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits; equipment to maintain the fire detection, alarm, and extinguishing systems; and life-support systems if the normal electrical supply is interrupted.

(B) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in NFPA 99, Health Care Facilities) located on the premises.

(8) Other environmental conditions. The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public. The facility must:

(A) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;

(B) have adequate outside ventilation by means of windows, mechanical ventilation, or a combination of the two;

Amenities

(p) Personal grooming area. Space and equipment must be provided for the hair care and grooming needs of the residents. Hair care and grooming service will be provided in resident bedrooms or in designated areas which are not in a way of egress.

Outdoor Area

RULE §19.310 Site and Grounds

(a) Site grades must provide for positive surface water drainage so that there will be no ponding or standing water at or near the building that would present a hazard to health or provide a breeding site or harborage for carriers of disease.

(b) Outdoor activity, recreational, and sitting spaces must be provided for residents as space permits. (c) Each facility must have parking spaces to satisfy the needs of residents, employees, staff, and visitors. Provisions must be made for handicapped parking and access into the building.

(d) Protection must be provided for resident safety from traffic or other site hazards by the use of appropriate methods, such as fences, hedges, retaining walls, railings, or other landscaping. This protection must not inhibit the free emergency egress to a safe distance away from the building.

(e) Auxiliary buildings located on the site within 20 feet of the main licensed structure and which contain hazardous operations or contents, such as laundries or storage buildings, must meet the same code requirements for safety as the main licensed structure.

(f) Other buildings on the site must meet the appropriate occupancy section or separation requirements of the Life Safety Code.
(g) All outside areas, grounds, and adjacent buildings on the site must be maintained in good condition and kept free of rubbish, garbage, and untended growth that may constitute a fire or health hazard.

(h) Enclosed exterior spaces, such as fenced areas, that are in a means of egress to a public way must meet the requirements of §19.2208(a)(6) of this title (relating to Standards for Certified Alzheimer’s Facilities).

RULE §19.311 Fire Service and Access

(a) The facility must be served by a paid or volunteer fire department.

(1) The fire department must provide written assurance to the licensing agency that the fire department can respond to an emergency at the facility within an appropriately prompt time for the travel conditions involved.

(2) The facility must have an annual inspection by the local fire marshal and maintain documentation of such an inspection at the facility.

(b) The facility must be served by an adequate water supply that is satisfactory and accessible for fire department use as determined by the fire department serving the facility and by the Texas Department of Human Services (DHS).

(c) There must be at least one approved, readily accessible fire hydrant located within 300 feet of the building. The hydrant must be on a minimum six-inch service line, or else there must be an approved equivalent, such as a storage tank. The hydrant, its location, and service line, or equivalent must be approved by the local fire department and DHS.

(d) The building must have suitable fire lanes for access as required by local fire authorities and DHS.

New Construction: Facility-Wide

(3) Heating, ventilating, and air-conditioning systems must be designed and installed in accordance with NFPA 90A and the Heating, Ventilating, and Air-Conditioning Guide of the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), except as may be modified in this subchapter.

(4) Electrical and illumination systems must be designed and installed in accordance with NFPA 70 and the Lighting Handbook of the Illuminating Engineering Society (IES) of North America, except as may be modified in this subchapter.

(5) Accessibility for individuals with disabilities must be designed and installed in accordance with the following laws: the Americans with Disabilities Act of 1990 (Public Law 101-336; Title 42, United States Code, Chapter 126); Title 28, Code of Federal Regulations, Part 35; Texas Civil Statutes, Article 9102; and Title 16, Texas Administrative Code, Chapter 68. Plans for new construction, substantial renovations, modifications, and alterations must be submitted to the Texas Department of Licensing and Regulation (Attn: Elimination of Architectural Barriers Program) for accessibility approval under Texas Civil Statutes, Article 9102.
(6) Every building and portion thereof must be capable of sustaining all dead and live loads in accordance with accepted engineering practices and standards.

(7) Each building must be classified as to building construction type for fire resistance rating purposes in accordance with NFPA 220 and the Life Safety Code.

(8) Building insulation materials, unless sealed on all sides and edges in an approved manner with noncombustible material, must have a flame-spread rating of 25 or less when tested in accordance with NFPA 255 and NFPA 258.

(9) All boilers not exempted by the Texas Health and Safety Code, §755.022, must be inspected and certified for operation by the Texas Department of Licensing and Regulation.

RULE §19.304 Space and Equipment

(a) The facility must:

(1) 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 standards and as identified in each resident's plan of care; and

(2) maintain all essential mechanical, electrical, and patient care equipment in safe operating condition.

(b) A wing or area which is separated from the rest of the facility by locked doors for the purpose of securing residents must meet the requirements of §19.2208(a)(6) and (c)(1)-(10) of this title (relating to Standards for Certified Alzheimer's Facilities).

(c) If children are residents of the facility, the facility must provide:

(1) indoor and outdoor recreation areas designed to encourage exploration within the children's capabilities; and

(2) pediatric equipment and supplies in appropriate size for the age and development level of the children. Pediatric emergency supplies and equipment must be readily available for use.

(4) In operations where there is a chance of cross-contamination, clean and soiled operations must be separated to lessen the chance of cross-contamination by facility employees, residents, and others. This separation must be in relation to traffic flow, air currents, air exhaust, water flow, vapors, and other conditions.

(5) An electric water cooler or water fountain must be accessible to residents. When new drinking fountains are provided, at least one must be installed to be accessible to persons in wheelchairs.

RULE §19.319 Provisions for Persons with Disabilities

New facilities and additions must meet the requirements of the Texas Department of Licensing and Regulation, Elimination of Architectural Barriers Section. Existing facilities must meet the requirements of the Americans with Disabilities Act and must, at a minimum, comply with the following:
(1) The facility must provide and mark at least one parking space for persons with disabilities.

(2) The facility must provide wheelchair access into the building by use of ramps and curb breaks. Ramps must not slope more than 1:12 (one unit of rise to 12 units of run).

(3) Room identification signs or letters must be installed four feet six inches to five feet above finished floor and located on the corridor walls adjacent to the latch side of the door jamb. Letters or numbers on signs must be raised or recessed at least 1/32 inch minimum. Characters must be at least 5/8 inch in height and no higher than two inches.

(4) Grab bars at toilet and bathing units must be 1-1/4 inch to 1-1/2 inch in diameter.

(5) Toilet facilities must be available and of sufficient size to accommodate wheelchairs. There must be at least one public wheelchair-accessible restroom.

(6) Water closet seat height in toilet facilities for persons with disabilities must be 17 to 19 inches from floor.

(7) Mirrors and dispensers for persons with disabilities must be no higher than 40 inches above the floor.

(8) Drinking fountains or coolers must meet American National Standards Institute (ANSI) A117.1 (that is, up front spout and controls no more than 36 inches from floor maximum). Fountains existing at the time of this publication do not have to be altered.

(9) Public telephones, if provided, must meet ANSI A117.1. Mounting height must not exceed 48 inches to coin slot.

**RULE §19.322 Plumbing**

(a) If the municipality has a plumbing code, that code must be used as a basis for determining the correctness of plumbing installation. In the absence of a municipal code, a nationally recognized plumbing code must be used. assure a rapid flow of wastewater in the sewage system.

(e) The interior cold water supply system and piping must be so placed or so insulated as to prevent condensation drip in habitable areas and in storage areas.

(f) Backflow preventers or vacuum breakers must be installed with any water supply fixture where the outlet or attachments may be submerged.

**RULE §19.332 Location and Site**

(d) Exit doors from the building must not open directly onto a drive for vehicular traffic, but must be set back at least six feet from the edge of the drive (measured from the end of the building wall in the case of a recessed door) to prevent accidents due to lack of visual warning.

(e) Walks must be provided as required from all exits and must be of non-slip surfaces free of hazards. Walks must be at least 48 inches wide except as otherwise approved. Ramps should be used in lieu of steps where possible for the handicapped and to facilitate bed or wheelchair removal in an emergency.
(f) Outdoor activity, recreational, and sitting spaces must be provided and appropriately designed, landscaped, and equipped. Some shaded and/or covered outside areas are needed. These areas must be designed to accommodate residents in wheelchairs.

(g) Each facility must have parking space to satisfy the needs of residents, employees, staff, and visitors. In the absence of a formal parking study, each facility must provide for a ratio of at least one parking space for every four beds in the facility. This ratio may be reduced slightly in areas convenient to public parking facilities. Space must be provided for emergency and delivery vehicles. No parking space may block or inhibit egress from the outside exit doors. Parking spaces and drives must be at least ten feet away from windows in bedrooms, dining, and living areas.

(h) Barriers must be provided for resident safety from traffic or other site hazards by the use of appropriate methods such as fences, hedges, retaining walls, railings, or other landscaping. These barriers must not inhibit the free emergency egress to a safe distance away from the building.

(i) Open or enclosed courts with resident rooms or living areas opening upon them must not be less than 20 feet in the smallest dimension unless otherwise approved by DHS. Exceptions would be as follows:

1. Nonparallel wings forming an acute angle may have a maximum of two windows each side less than 20 feet but not less than ten feet.

2. Windows may be separated by a distance equal to the depth of the court but not less than ten feet.

3. For unusual or unique site conditions, courts with resident rooms opening upon them on one side only must be not less than ten feet in the smallest dimension, provided that the opposite wing does not contain a hazardous area, and the wall has no openings which could permit fire to reach the resident room side.

(j) Auxiliary buildings located within 20 feet of the main building and which contain hazardous areas such as laundry and storage buildings must meet the applicable Life Safety Code requirements for separation and construction.

(k) Other buildings on the site must meet the appropriate occupancy section or separation requirements of the Life Safety Code.

(l) Fire service and access must be as follows:

1. The facility must be served by a paid or volunteer fire department. The fire department must provide written assurance to DHS that the fire department can respond to an emergency at the facility within an appropriately prompt time for the travel conditions involved.

2. The facility must be served by an adequate water supply that is satisfactory and accessible for fire department use as determined by the fire department serving the facility and by DHS.

3. There must be at least one readily accessible fire hydrant located within 300 feet of the building. The hydrant must be on a minimum six inch service line, or else there must be an approved equivalent, such as a storage tank. The hydrant, its location, and service line, or equivalent must be as approved by the local fire department and DHS. (4) The building must have suitable all-weather 320
fire lanes for access as required by local fire authorities and DHS. As a minimum, there must be
access to two sides of the building by an all-weather lane at least ten feet wide. Fire lanes must have
at least 14 feet in clearance width above grade (two feet each side of the ten-foot roadbed) and be
kept free of obstructions at all times. All-weather access lanes must be no less than a properly
constructed gravel lane.

RULE §19.333 General Considerations

(d) Exterior finishes. Unless otherwise approved by the Texas Department of Human Services
(DHS), the exterior finish material of buildings classified (per the National Fire Protection
Association (NFPA 220)) as fire resistive or protected noncombustible must be Class A in the Life
Safety Code. All others must be Class A or B in the Life Safety Code. Items of trim may be of
combustible material subject to approval by DHS. Roofing must be Underwriter Laboratories listed
as Class A or B.

(e) Interior finishes.

(1) Interior finish of walls, ceilings, and floors must meet the Life Safety Code requirements for new
construction.

(2) Documentation of finishes, including, but not limited to, copies of lab test reports and material
labels is required.

(f) Corridor travel distance. Corridor travel from the nurse station to the farthest
resident room must assure prompt service to the resident. The normal travel for nursing efficiency
is considered to be not over 85 feet and must not exceed 150 feet.

(g) Accessibility for individuals with disabilities. The facility must meet the provisions and
requirements concerning accessibility for individuals with disabilities in the following laws: the
Americans with Disabilities Act of 1990 (Public Law 101-336; Title 42, United States Code, Chapter
126); Title 28, Code of Federal Regulations, Part 35; Texas Civil Statutes, Article 9102; and Title 16,
Texas Administrative Code, Chapter 68. Plans for new construction, substantial renovations,
modifications, and alterations must be submitted to the Texas Department of Licensing and
Regulation (Attention: Elimination of Architectural Barriers Program) for accessibility approval
under Article 9102.

(h) Handrails. Handrails must be provided on each side of all resident-use corridors. Handrails for
other areas should be provided as needed to facilitate resident movement or egress. Design of
handrails must be in accordance with the American National Standards Institute (ANSI) A117.1.
These handrails may extend into the minimum required corridor width without widening the
corridor (that is, in an eight-foot-wide corridor, handrails may project up to 3 1/2 inches on each
side). Reference §19.342(a)(8) and (9) of this title (relating to Miscellaneous Details) for handrail
details.

(k) Personal grooming area (barber/beauty shop). A separate room with appropriate equipment
must be provided for hair care and grooming needs of residents in facilities with over 60 beds.

(o) Maintenance, engineering service, and equipment areas. Space and facilities for adequate
preventive maintenance and repair service must be provided. The following spaces are needed and
it is suggested that these be part of a separate laundry building or area:
(1) A storage area for building and equipment maintenance supplies, tools, and parts must be provided.

(2) A space for storage of yard maintenance equipment and supplies, including flammable liquids bulk storage, must be provided separate from the resident-occupied facility.

(3) A maintenance and/or repair workshop of at least 120 square feet and equipment to support usual functions is recommended.

(4) A suitable office or desk space for the maintenance person(s) is recommended (possibly located within the repair shop area) with space for catalogs, files, and records.

(p) Oxygen. The storage and use of oxygen and equipment must meet applicable NFPA standards for oxygen, including NFPA 99.

Exit Doors

(5) Any remodeling of, construction on, and/or additions to occupied buildings which involve exitways and exit doors must be accomplished without compromising the exits or creating a dead end situation at any time. Acceptable alternate temporary exits may be approved, or resident(s) in the area involved may have to be relocated until construction blocking the exit is completed. Other basic safety features such as fire alarms, sprinkler systems, and emergency power must also remain operational.

(6) Doors in means of egress must be as follows:

(A) Locking hardware or devices which are capable of preventing or inhibiting immediate egress must not be used in any room or area that can be occupied.

(B) A latch or other fastening device on an exit door must be provided with a knob, handle, panic bar, or similar releasing device. The method of operation must be obvious in the dark, without use of a key, and operable by a well known one-action operation that will easily operate with normal pressure applied to the door or to the device toward the exterior. Locking hardware which prevents unauthorized entry from the outside (only) is permissible. Permanently mounted hold-open devices to expedite emergency egress and prevent accidental lock-out must be provided for exterior exit doors as well as self-closing devices.

(C) No screen or storm door may swing against the direction of exit travel where main doors are required to swing out.

(D) To aid in control of wandering residents, buzzers or other sounding devices may be used to announce the unauthorized use of an exit door. Other methods include approved emergency exit door locks or fencing with a gate outside of exit doors which enclose a space large enough to allow the space to be an exterior area of egress and refuge away from the building.

(E) Inactive leaves of double doors may have easily accessible and easily operable bolts if the active leaf is 44 inches wide. Center mullions are prohibited.

(F) Resident baths or toilets having privacy locks will require that keys or devices for opening the doors are kept readily available to the staff.
(G) Folding or sliding doors must not be used in exit corridors or exitways. Sliding glass doors may be used as secondary doors from residents’ bedrooms to grade or to a balcony, or as secondary doors in certain other areas where the primary designated exit door requirements are met. Doors to bathroom and other resident-use areas must be the side-hinged swinging type. Corridor doors to rooms must swing into the room or be recessed so as not to extend into the corridor when open; however, doors ordinarily kept closed may be excepted. Corridor door frames must be steel in accordance with the Life Safety Code.

(7) Horizontal exits, if provided, must be according to the Life Safety Code.

(8) Areas outside of exterior exit doors (exit discharge) must be as follows:

(A) Provision must be made to accommodate and facilitate continuation of emergency egress away from a building for a reasonable distance beyond the outside exit door, especially for movement of nonambulatory residents in wheelchairs and beds. Any condition which may retard or halt free movement and progress outside the exit doors will not be allowed. Ramps must be used outside the exit doors in lieu of steps whenever possible.

(B) The landing outside of each exit door must be essentially the same elevation as the interior floor and level for a distance equal to the door width plus at least four feet. Generally, the difference in floor elevation at an exterior door must not be over 1/2 inch with the outside slope not to exceed 1/4 inch per foot sloping away from the door for drainage on the exterior. In locations north of the +20 Fahrenheit Isothermal Line as defined in the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Handbook of Fundamentals, the landing outside of all exit doors must be protected from ice build-up which would prevent the door from opening and be a slip hazard.

(C) Emergency egress lighting immediately outside of exit doors is required as a part of the building emergency lighting system. Photocell devices may be used to turn lights off during daylight hours.

(9) The requirements of an emergency lighting system must be in accordance with §19.341 of this title (relating to Electrical Requirements).

(10) Requirements for interior finishes of ways of egress (flame spread of floor, walls, and ceiling finishes) must be in accordance with the Life Safety Code. The interior finishes of other areas must be in accordance with §19.333(e) of this title (relating to General Considerations).

**RULE §19.336 Smoke Compartmentation (Subdivision of Building Spaces)**

(a) Smoke compartmentation must be as described in the Life Safety Code and in this section.

(b) An exit sign must be provided on each side of corridor smoke doors unless otherwise directed by the Texas Department of Human Services (DHS).

(c) The metal frames for the wire glass view panels in smoke doors must be steel, unless otherwise approved by DHS. The bottom of the view panel must not be higher than 54 inches above the floor. Pairs of opposite (double egress) swinging smoke doors in corridors must have push/pull hardware. The door leaves must align in the closed position.
(d) Smoke barrier walls in concealed spaces such as attics, must have prominent signs on each side that read: "Warning: Smoke/fire barrier. Properly seal all openings."

(e) Provisions must be made for reasonable access to concealed smoke barrier walls for maintaining smoke dampers and so that walls and dampers can be visually checked periodically for conformance by facility staff, service persons, and inspectors. Access must provide for visual inspection of both sides of the wall, and of all parts (end-to-end and top-to-bottom). Ceiling access panels must be prefabricated metal panel, or its equivalent, and be at least 20 inches by 20 inches with no obstructions above (such as ducts) to hamper entrance, and it must be fire rated if required to maintain ceiling-roof or ceiling-floor fire rating. Access must be provided for both sides of the wall.

(f) Air systems should be designed to avoid having ducts which penetrate smoke barrier walls, thus eliminating the need for smoke dampers which are often a problem to maintain in proper working condition.

RULE §19.337 Fire Protection Systems

(a) Fire protection systems include detection, alarm, and communication systems; fixed automatic extinguishment systems; and portable extinguishers. These systems must meet the requirements of the Life Safety Code, and of this section. Components must be compatible and laboratory listed for the use intended.

(b) Fire protection systems must meet the requirements of all applicable National Fire Protection Association (NFPA) standards, such as NFPA 72 for alarm systems, as referenced in the Life Safety Code. Wiring and circuitry for alarm systems must meet the applicable requirements of NFPA standards including the NFPA 70 for these systems.

(c) Requirements of emergency electrical systems must be in accordance with §19.341 of this title (relating to Electrical Requirements). Requirements for sprinkler systems must be in accordance with §19.340(4) of this title (relating to Mechanical Requirements).

(d) Partial sprinkler systems (those provided only for hazardous areas) must be interconnected with the fire alarm and comply with the Life Safety Code. Each partial system must have a valve with a supervisory switch to sound a trouble signal, water flow switch to activate the fire alarm, and an end-of-line test drain.

(e) Fire alarm systems must be installed, maintained, and repaired by an agent having a current certificate of registration with the State Fire Marshal's office of the Texas Commission on Fire Protection, in accordance with state law. A fire alarm installation certificate must be provided as required by the Office of the State Fire Marshal.

(f) The fire alarm system must be designed so that whenever the general alarm is sounded by activation of any device (such as manual pull, smoke sensor, sprinkler, or kitchen range hood extinguisher), the following must occur automatically:

(1) smoke and fire doors which are held open by approved devices must be released to close;
(2) air handlers (air conditioning and/or heating distribution fans) serving three or more rooms or any means of egress must shut down immediately;

(3) smoke dampers must close; and

(4) the alarm-initiating-device location must be clearly indicated on the fire alarm control panel(s) and all auxiliary panels.

(g) Fire alarm bells or horns must be located throughout the building for audible coverage. Flashing alarm lights (visual alarms) must be installed to be visible in corridors and public areas including dining rooms and living rooms in a manner that will identify exit routes.

(h) A master control panel indicating the location of all alarm, trouble, and supervisory signals, by zone or device, must be visible at the main nurse station. Fire alarm system components must be laboratory-listed as compatible. Alarm and trouble zoning must be by smoke compartments and by floors in multi-story facilities.

(i) Remote annunciator panels, indicating location of alarm initiation, by zone or device, and trouble indication, must be located at auxiliary or secondary nurse stations on each floor, and will indicate the alarm condition of adjacent zones and the alarm conditions at all other nurse stations.

(j) Manual pull stations must be provided at all exits, living rooms, dining rooms, and at or near the nurse stations.

(k) The sprinkler system must be monitored for flow and tamper conditions by the fire alarm system.

(l) The kitchen range hood extinguisher must be interconnected with the fire alarm system. This interconnection may be a separate zone on the panel or combined with other initiating devices located in the same zone as the range hood is located.

(m) Portable fire extinguishers must be provided throughout the facility as required by NFPA Standard 10 and as determined by the local fire department and the Texas Department of Human Services. The following requirements are applicable to fire extinguishers:

(1) Extinguishers in resident corridors must be spaced so that travel distance is not more than 75 feet. The minimum size of extinguishers must be either 2 1/2 gallon for water type or 5 pound for ABC type.

(2) Extinguishers must be installed on hangers or brackets supplied or mounted in approved cabinets. Recessed cabinets are required for extinguishers located in corridors.

(3) Extinguishers installed under conditions where they are subject to physical damage must be protected from impact or dislodgement.

(4) Extinguishers having a gross weight not exceeding 40 pounds must be installed so that the top of the extinguisher is not more than five feet above the floor. Extinguishers having a gross weight greater than 40 pounds must be installed so that the top of the extinguisher is not more than 3-1/2 feet above the floor. In no case may the clearance between the bottom of the extinguisher and the floor be less than four inches.
(5) Portable extinguishers provided in hazardous rooms should be located as close as possible to the exit door opening and nearest the latch (knob) side.

**RULE §19.338 Hazardous Areas**

(a) Protection from hazardous areas must be as required in the Life Safety Code, except as required or modified in this section. Gas fired equipment must not be located in attic spaces, except under the following conditions:

(1) the area around the units must be constructed to be one-hour fire rated;

(2) the enclosure must have sprinkler protection; and

(3) combustion and venting air must be ducted from the exterior in properly sized metal ducts.

(b) Laboratories must be protected in accordance with the National Fire Protection Association (NFPA) 99.

(c) Cooking equipment must have exhaust systems designed and installed in accordance with NFPA 96.

(d) Doors to hazardous areas must have closers and be kept closed unless provided with an approved holdopen device such as an alarm activated magnetic hold-open device. Doors must be single-swing type with positive latching hardware. View panels at laundry entrances must be provided and be of materials adequate to maintain the integrity of the door as allowed by the Life Safety Code.

**RULE §19.339 Structural Requirements**

(a) Every building and every portion thereof must be designed and constructed to sustain all dead and live loads in accordance with accepted engineering practices and standards.

(b) Special provisions must be made in the design of buildings in regions where local experience shows loss of life or extensive damage to buildings resulting from hurricanes, tornadoes, earthquakes, or floods.

(c) The sponsor is responsible for employing qualified personnel in the preparation of plan designs and engineering and in the construction of the facility to assure that all structural components are adequate, safe, and meet the applicable construction requirements.

(d) The design of the structural system must be done by or under the direction of a professional structural engineer who is currently registered by the Texas State Board of Registration for Professional Engineers in accordance with state law.

(e) The parts of the plans, details, and specifications covering the structural design must bear the legible seal of the engineer on the original drawings from which the prints are made.

(f) If the municipality has a building code, that code must govern the building requirements for the construction involved. The Life Safety Code must be used for fire safety requirements. Should discrepancies between the codes arise, they must be called to the attention of the Texas Department of Human Services for resolution.
(g) In the absence of a local building code, a nationally recognized building code must be used with regard to the construction integrity of the building. The Life Safety Code must be used for fire safety requirements.

(h) Each building must be classified as to building construction type for fire resistance rating purposes in accordance with the National Fire Protection Association (NFPA) 220 and the Life Safety Code.

(i) Enclosures of vertical openings between floors must meet the Life Safety Code.

(j) All interior walls, partitions, and roof structure in buildings of fire resistive and noncombustible construction must be of noncombustible or limited combustible materials.

(k) Building insulation materials, unless sealed on all sides and edges in an approved manner, must have a flame spread rating of 25 or less when tested in accordance with NFPA 255 and NFPA 258.

**RULE §19.340 Mechanical Requirements**

The design of the mechanical systems must be done by or under the direction of a registered professional (mechanical) engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas, and the parts of the plans and specifications covering mechanical design must bear the legible seal of the engineer. Building services pertaining to utilities; heating, ventilating, and air-conditioning systems; vertical conveyors; and chutes must be in accordance with the Life Safety Code. Required plumbing fixtures must be in accordance with the Life Safety Code and §19.334 of this title (relating to Architectural Space Planning and Utilization) in specific use areas.

(1) Plumbing.

(A) All plumbing systems must be designed and installed in accordance with the requirements of the plumbing code of the municipality. In the absence of a municipal code, a nationally recognized plumbing code must be used. Any discrepancy between an applicable code and these requirements must be called to the attention of the Texas Department of Human Services (DHS) for resolution.

(B) Supply systems must assure an adequacy of hot and cold water. An average rule-of-thumb design for hot water for resident usage (at 110 degrees Fahrenheit) is to provide 6-1/2 gallons per hour per resident in addition to kitchen and laundry use.

(C) Water supply must be from a system approved by the Water Utility Division, Texas Natural Resources Conservation Commission, or from a system regulated by an entity responsible for water quality in that jurisdiction as approved by the Water Utility Division, Texas Natural Resources Conservation Commission.

(D) The sewage system must connect to a system permitted by the Watershed Management Division, Texas Natural Resources Conservation Commission, or to a system regulated by an entity responsible for water quality in that jurisdiction as approved by the Water Utility Division, Texas Natural Resources Conservation Commission.

(E) The minimum ratio of fixtures to residents shall be as required in §19.334(c) of this title (relating to Architectural Space Planning and Utilization).
(F) For design calculation purposes, resident-use hot water must not exceed 110 degrees Fahrenheit at the fixture. For purposes of conforming to licensure requirements, an operating system providing water from 100 degrees Fahrenheit to 115 degrees Fahrenheit is acceptable. Hot water for laundry and kitchen use must be normally 140 degrees Fahrenheit except that dish sanitizing, if done by hot water, must be 180 degrees Fahrenheit.

(G) Water closets raised to provide a seat height 17 inches to 19 inches from the floor is required for persons with disabilities.

(H) Showers for wheelchair residents must not have curbs. Tub and shower bottoms must have a slipresistant surface. Shower and tub enclosures, other than curtains, must be of tempered glass, plastic, and other safe materials.

(I) Drinking fountains must not extend into exit corridors.

(J) Fixture controls easily operable by residents must be provided (such as lever type).

(K) Plumbing fixtures for residents must be vitreous china or porcelain finished cast iron or steel unless otherwise approved by DHS. Bathing units constructed of class B fire rated fiberglass are acceptable for use.

(L) Hand-washing sinks for staff use are required in many areas throughout the facility in accordance with §19.334 of this title (relating to Architectural Space Planning and Utilization). Lavatories are required to be provided adjacent to water closets in each area.

(M) The soiled utility room must be provided with a flushing device such as a water closet with bedpan lugs, a spray hose with a siphon breaker or similar device, such as a high neck faucet with lever controls and a deep sink that is large enough to submerse a bedpan. A sterilizer for sanitizing may be used in place of a deep sink.

(N) Siphon breakers or back-flow preventers must be installed with any water supply fixture where the outlet or attachments may be submerged.

(O) Clean-outs for waste piping lines must be provided and located so that there is the least physical and sanitary hazard to residents. Where possible, clean-outs must open to the exterior or areas which would not spread contamination during clean-out procedures.

(P) All boilers not exempted by the Texas Health and Safety Code §755.022 must be inspected and certified for operation by The Texas Department of Licensing and Regulation.

(2) Heating, ventilating, and air-conditioning systems.

(A) Heating, ventilating, and air-conditioning systems must be designed and installed in accordance with the Heating, Ventilating, and Air-Conditioning Guide of the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), except as may be modified by this section.

(B) Heating, ventilating, and air-conditioning systems must meet the requirements of the Life Safety Code and the National Fire Protection Association (NFPA) 90A. The plans must have a statement
verifying that the systems are designed to conform to NFPA 90A. Requirements for conditions related to smoke compartmentation must be in accordance with §19.336 of this title (relating to Smoke Compartmentation (Subdivision of Building Spaces)).

(C) Systems using liquefied petroleum gas fuel must meet the requirements of the Railroad Commission of Texas and NFPA 58 Liquefied Petroleum Gases.

(D) The heating system must be designed, installed, and functioning to be able to maintain a temperature of at least 75 degrees Fahrenheit for all areas occupied by residents. For all other occupied areas, the indoor design temperature must be at least 72 degrees Fahrenheit. The cooling system must be designed, installed, and functioning to be able to maintain a temperature of not more than 78 degrees Fahrenheit. A facility constructed or licensed after January 1, 2004, must have a central air conditioning system, or a substantially similar air conditioning system, that is capable of maintaining a temperature suitable for resident comfort within areas used by residents. Occupied areas generating high heat, such as kitchens, must be provided with a sufficient cool air supply to maintain a temperature not exceeding 85 degrees Fahrenheit at the five-foot level. Supply air volume must be approximately equal to the air volume exhausted to the exterior for these areas.

(E) Air systems must provide for mixing at least 10% outside air for the supply distribution. Blowers for central heating and cooling systems must be designed so that they may run continuously.

(F) Floor furnaces, unvented space heaters, and portable heating units must not be used. Heating devices or appliances must not be a burn hazard (to touch) to residents.

(G) A combustion fresh air inlet must be provided to all gas or fossil fuel operated equipment in steel ducts or passages from outside the building in accordance with NFPA 54. Rooms must also be vented to the exterior to exhaust heated ambient air in the room. Combustion air will require one vent within 12 inches of the floor and one vent within 12 inches of the ceiling.

(H) The location and design of air diffusers, registers, and return air grilles, must ensure that residents are not in harmful or excessive drafts in their normal usage of the room.

(I) In areas requiring control of sanitation, the air flow must be from the clean area to the dirty area. Air supply to food preparation areas must not be from air which has circulated places such as resident bedrooms and baths.

(J) Air from unsanitary areas such as janitors closets, soiled linen areas, utility areas, and soiled area of laundry rooms, must not be returned and recirculated to other areas.

(K) Intakes for fresh outside air must be located sufficiently distant from exhaust outlets or other areas or conditions which may contaminate or otherwise pollute the incoming fresh air. Fresh air inlets must be appropriately screened to prevent entry of debris, rodents, and animals. Provision must be made for access to such screens for periodic inspection and cleaning to eliminate clogging or air stoppage (see paragraph (3)(C)(i) of this subsection).
(L) Systems must be designed as much as possible to avoid having ducts passing through fire walls or smoke barrier walls. All openings or duct penetrations in these walls must be provided with approved automatic dampers. Smoke dampers at smoke partitions must close automatically upon activation of the fire alarm system to prevent the flow of air or smoke in either direction.

(M) Ducts with smoke dampers must have maintenance panels for inspections. The maintenance panels must be removable without tools. Means of access must also be provided in the ceiling or side wall to facilitate smoke damper inspection readily and without obstruction. Location of dampers must be identified on the wall or ceiling of the occupied area below.

(N) Fusible links are not approved for smoke dampers.

(O) Central air supply systems and/or systems serving means of egress must automatically and immediately shut down upon activation of the fire alarm system. (An exception must be approved, engineered smokeremoval systems.)

(P) Ducts must be of metal or other approved noncombustible material. Cooling ducts must be insulated against condensation drip.

(3) Ventilating and exhaust.

(A) General ventilating systems must be in accordance with paragraph (2) of this subsection.

(B) Provisions for natural ventilation using windows or louvers must be incorporated into the building design where possible and practical. These windows or louvers must have insect screens.

(C) All air-supply and air-exhaust systems must be mechanically-operated. The ventilation rates shown in the table in clause (xi) of this subparagraph must be considered as minimum acceptable rates and must not be construed as precluding the use of higher ventilation rates.

(i) Outdoor air intakes must be located as far as practical (but normally not less than 10 feet) from exhaust outlets or ventilating systems, combustion equipment stacks, medical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes.

(ii) The ventilation systems must be designed and balanced to provide the pressure relationship as shown in the table in clause (xi) of this subparagraph. A final engineered system air balance report will be required for the completed system to be furnished and certified by the installer.

(iii) The bottoms of ventilation openings must be not less than three inches above the floor of any room.

(iv) Doors protecting corridors or ways of egress must not have air transfer grilles or louvers. Corridors must not be used to supply air to or exhaust air from any room except that air from corridors may be used as make-up air to ventilate small toilet rooms, janitor's closets, and small electrical or telephone closets opening directly on corridors, provided that the ventilation can be accomplished by door undercuts not exceeding ¾ inches.

(v) All exhausts must be continuously ducted to the exterior. Exhausting air into attics or other spaces is not permitted. Duct material must be metal.
(vi) All central ventilation or air-conditioning systems must be equipped with filters of sufficient efficiency to minimize dust and lint accumulations throughout the system and building including supply and return plenums and ductwork. Filters with efficiency rating of 80% or greater (based on ASHRAE) are recommended. Filters for individual room units must be as recommended by the equipment manufacturer. Filters must be easily accessible for routine changing or cleaning.

(vii) Static pressures of systems must be within limits recommended by ASHRAE and the equipment manufacturer (upstream and downstream).

(viii) In geographic locations or interior room areas where extreme humidity levels are likely to occur for extended periods of time, apparatus for controlling humidity levels (preferably between 40-60%) are recommended to be installed as a part of central systems and with automatic humidistat controls.

(ix) Exhaust hoods, ducts, and automatic extinguishers for kitchen cooking equipment must be in accordance with NFPA 96.

(x) Forced air exhaust must be provided in laundries, kitchens, and dishwashing areas to remove excess heat and moisture and to maintain air flow in the direction of clean to soiled areas.

(xi) Ventilation requirements for nursing areas must be according to the following table: Attached Graphic

(xii) With relationship to adjacent areas, a positive air pressure must be provided for clean utility rooms, clean linen rooms, and medication rooms. Conditioned supply air must be introduced into these rooms.

(4) Sprinkler systems. The following requirements are applicable to sprinkler systems:

(A) Sprinkler systems must be in accordance with NFPA 13 and this subchapter.

(B) The design and installation of sprinkler systems must meet any applicable state laws pertaining to these systems and one of the following criteria:

(i) The sprinkler system must be designed by a qualified registered professional engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas. The engineer must supervise the installation and provide written approval of the completed installation.

(ii) The sprinkler system must be planned and installed in accordance with NFPA 13 by firms with certificates of registration issued by the office of the state fire marshal that have at least one full-time licensed responsible managing employee (RME). The RME’s license number and signature must be included on the prepared sprinkler drawings.

(C) The approved sprinkler plans must be submitted to DHS, Architectural Section, Austin, Texas.

(D) Particular attention should be paid to adequate, safe, and reasonable freeze protection for all piping. The design of freeze protection should minimize the need for dependence on staff action or intervention to provide protection.
RULE §19.341 Electrical Requirements

(a) The design of the electrical systems must be done by or under the direction of a registered professional electrical engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas, and the parts of the plans and specifications covering electrical design must bear the legible seal of the engineer. Requirements pertaining to utilities, heating, ventilating, and air-conditioning systems, vertical conveyors, and chutes must be in accordance with the Life Safety Code, Chapter 9, Building Service and Fire Protection Equipment.

(b) Requirements for fire protection systems must be in accordance with §19.337 of this title (relating to Fire Protection Systems).

(c) Electrical systems must meet the requirements of the NFPA 70.

(d) Specific requirements for lighting and outlets at resident bedrooms must be in accordance with §19.334 of this title (relating to Architectural Space Planning and Utilization).

1) Emergency electrical service.

(A) To provide electricity during an interruption of the normal electric supply, an emergency source of electricity must be provided and connected to certain circuits for lighting and power.

(B) Emergency electrical connection service must be provided to the distribution systems as required by the Life Safety Code and NFPA 99.

(i) Emergency systems must include the following:

(I) illumination for means of egress, nurse stations, medication rooms, dining and living rooms, group bathing rooms (those not directly connected to resident bedrooms), and areas immediately outside of exit door (egress lighting must not be switched);

(II) exit signs and exit directional signs as required by the Life Safety Code;

(III) alarm systems including fire alarms activated by manual stations, water flow alarm devices of sprinkler systems, fire and smoke detecting systems, and alarms required for nonflammable medical gas systems if installed (where hospital-type functions are included in the nursing home facility, applicable standards will apply);

(IV) task illumination and selected receptacles at the generator set location;

(V) selected duplex receptacles including such areas as resident corridors, each bed location where patient care-related electrical appliances are utilized, nurse stations, and medication rooms including biological refrigerator;

(VI) nurse calling systems;

(VII) resident room night lights;

(VIII) a light and receptacle in the electrical and/or boiler room;

(IX) elevator cab lighting, control, and communication systems;
(X) all facility telephone equipment; and

(XI) paging or speaker systems if intended for communication during emergency. Radio transceivers where installed for emergency use must be capable of operating for at least one hour upon total failure of both normal and emergency power.

(ii) Critical systems (delayed automatic or manual connections to critical systems) must include the following:

(I) Heating equipment must provide heating for general resident rooms. This will not be required if:

(-a-) the outside design temperature is higher than 20 degrees Fahrenheit (-6 degrees Celsius);

(-b-) the outside design temperature is lower than 20 degrees Fahrenheit (-6 degrees Celsius) and where selected rooms are provided for the needs of all confined residents, then only those rooms need to be heated; or

(-c-) the facility is served by a dual source of normal power; and

(II) In instances when interruptions of power would result in elevators stopping between floors, throw-over facilities must be provided to allow the temporary operation of any elevator for the release of passengers.

(C) The emergency lighting must be automatically in operation within ten seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power must have red face plates. Stored fuel capacity must be sufficient for not less than four-hour operation of required generator.

(D) The design and installation of emergency motor generators must be in accordance with NFPA 37, NFPA 99, and NFPA 110.

(i) Generators must be a minimum of three feet from the combustible exterior building finish and a minimum of five feet from a building opening if located on the exterior of the building.

(ii) Generators located on the exterior of the building must be provided with a noncombustible protective cover or be protected as per manufacturer’s recommendations.

(iii) Motor generators fueled by public utility natural gas must have the capability to be switched to an alternate fuel source in accordance with NFPA 70.

(E) The normal wiring circuit(s) for the emergency system must be kept entirely independent of all other wiring and must not enter the same race-ways, boxes, or cabinets in accordance with NFPA 70.

(2) General Lighting Requirements. General lighting requirements are as follows:

(A) All spaces occupied by people, machinery, equipment, approaches to buildings, and parking lots must have lighting.
(B) All quality, intensity, and type of lighting must be adequate and appropriate to the space and all functions within the space.

(C) Minimum lighting levels can be found in the Illuminating Engineering Society (IES) Lighting Handbook, latest edition. Minimum illumination must be 20-foot candles in resident rooms, corridors, nurses’ stations, dining rooms, lobbies, toilets, bathing facilities, laundries, stairways, and elevators. Illumination requirements for these areas apply to lighting throughout the space and should be measured at approximately 30 inches above the floor anywhere in the room. Minimum illumination for overbed reading lamps, medication-preparation or storage area, kitchens, and nurse’s station desks must be 50 foot candles. Illumination requirements for these areas apply to the task performed and should be measured on the task.

(D) Nursing unit corridors must have general illumination with provisions for reduction of light levels at night.

(E) Exposed incandescent light bulbs (or other high heat generating lamps) in closets or other similar spaces must be provided with basket wire guards or other suitable shield to prevent contact of combustible materials with the hot bulb and to help prevent breakage.

(F) Exposed incandescent or fluorescent bulbs will not be permitted in food service or other areas where glass fragments from breakage may get into food, medications, linens, or utensils. All fluorescent bulbs will be protected with a shield or catcher to prevent bulb drop-out.

(3) Receptacles (convenience outlets).

(A) Receptacles at bedrooms must be in accordance with §19.334(a)(7) of this title (relating to Architectural Space Planning and Utilization).

(B) Duplex receptacles for general use must be installed in corridors spaced not more than 50 feet apart and within 25 feet of ends of corridors.

(C) Receptacles must be provided for essential needs such as medication refrigerators and life support systems or equipment. At least one outlet in each resident corridor must be provided with emergency electrical service. All receptacles on emergency circuits must be clearly, distinctly, and permanently identified, such as using a red face plate and/or a small label that says "Emergency."

(D) Receptacles in the remainder of the building must be sufficient to serve the present and future needs of the residents and equipment.

(E) Location of receptacles (horizontally and vertically) should be carefully planned and coordinated with the expected designed use of furnishings and equipment to maximize their accessibility and to minimize conditions such as beds or chests being jammed against plugs used in the outlets.

(F) Exterior receptacles must be approved waterproof type.

(G) Ground fault interruption protection must be provided at appropriate locations such as at whirlpools and other wet areas in accordance with the National Electrical Code.

(4) Nurse call systems.

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(A) A nurse call system consists of power units, annunciator control units, corridor dome stations, emergency call stations, bedside call stations, and activating devices. The units must be compatible and laboratory listed for the system and use intended.

(B) Each resident bedroom must be served by at least one calling station and each bed must be provided with a call switch. Two call switches serving adjacent beds may be served by one calling station. Each call entered into the system must activate a corridor dome light above the bedroom, bathroom, or toilet corridor door, a visual signal at the nurses station which indicates the room from which the call was placed, and a continuous or intermittent continuous audible signal of sufficient amplitude to be clearly heard by nursing staff. The amplitude or pitch of the audible signal must not be such that it is irritating to residents or visitors. The system must be designed so that calls entered into the system may be canceled only at the calling station. Intercom-type systems which meet this requirement are acceptable.

(C) Nurse calling systems which provide two-way voice communication must be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating.

(D) A nurse call emergency switch(es) must be provided for resident use at each resident's toilet, bath, and shower. These switches must be usable by residents using the fixtures and by a collapsed resident lying on the floor.

RULE §19.342 Miscellaneous Details

(1) Hazards such as sharp corners and edges and unexpected steps must be avoided.

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

(3) Windows must be designed to prevent residents from accidentally falling through the windows.

(4) Doors that normally stay open or are frequently used must not swing out into the corridor unless otherwise needed or required. Alcoves may be provided for doors that must swing outward toward a corridor or way of egress.

(5) The proper use of safety glass must be adhered to in applicable locations and conditions.

(6) Thresholds and expansion joint covers must be made essentially flush with the floor surface to facilitate use of wheelchairs and carts. See §19.340(a)(8) of this title (relating to Mechanical Requirements) for requirements for such items as shower curbs, surfaces, and doors.

(8) Handrails must be provided on both sides of corridors used by residents. A clear distance of 1-1/2 inches must be provided between the handrail and the wall. Handrails must be securely mounted to withstand downward forces of 250 pounds. Handrails may be omitted on wall segments less than 18 inches. Handrails must be mounted 33 inches to 36 inches above the floor, and must comply with standards adopted under the Americans with Disabilities Act and the Texas Accessibility Standards.

(9) Ends of handrails and grab bars must be constructed to prevent snagging the clothes of residents (that is, return ends to wall).
(10) Ceiling fan blades must be at least seven feet above the floor and be located so as not to interfere with the operation of any ceiling-mounted smoke detectors.

(b) General details.

(1) Concrete floors, whether finished by sealant, or similar product, must not be used as the finished floor unless specifically approved in writing by the Texas Department of Human Services. An exception is mechanical equipment rooms and maintenance or similar areas.

(2) Sound separation must be provided in corridor walls and resident room party walls; Minimum Sound Transmission Coefficient 30 per American Society for Testing Material E-90.

(3) Illumination and a safe platform in the attic must be provided at all attic access panels.

(4) Attic access must be provided for building maintenance. Access panels must be prime coated steel flush panels where required to maintain fire rating of ceiling-roof/ceiling-floor assemblies.

RULE §19.343 Elevators

All buildings having residents' facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on other than the main entrance floor must have at least one electric or electrohydraulic elevator and must comply with standards adopted under the American National Standards Institute (ANSI) Code, §A17.1.

(1) Number of elevators.

(A) At least one hospital-type elevator must be installed where one to 60 resident beds are located on any floor other than the main entrance floor.

(B) At least two (one of which must be hospital-type) elevators must be installed where 61 to 200 resident beds are 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. Elevator service may be reduced for those floors which provide only partial inpatient services.

(C) At least three (one of which must be hospital-type) elevators must be installed where 201 to 350 resident beds are 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. Elevator service may be reduced for those floors which provide only partial inpatient services.

(D) For facilities with more than 350 resident beds, the number of elevators must be determined from a study of the facility plan and the estimated vertical transportation requirements.

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

(3) Leveling. Elevators must be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of 1/2 inch.

(4) Operation. Elevators, except freight elevators, must 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.
(5) Accessibility provisions. Elevator controls, alarm buttons, and telephones, must be accessible to and usable by individuals with disabilities as required under the Americans with Disabilities Act of 1990.

(6) Protection from fire. Elevator call buttons, controls, and door safety stops must be of a type that will not be activated by heat or smoke. Door openings must meet the requirements of the Life Safety Code for protection of vertical openings.

(7) Field inspection and tests. Inspections and tests must be made and the owner must be furnished written certification that the installation meets the requirements set forth in this section and all applicable safety regulations and codes.

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(1) Linen services shall comply with R432-4-24(3).

(2) There shall be one housekeeping room for each nursing unit.


Facilities and equipment shall be provided for the sanitary storage and treatment or disposal of all categories of waste, including hazardous and infectious wastes if applicable, using techniques defined by the Utah Department of Environmental Quality, and the local health department having jurisdiction.

R432-5-4. Description of Service.

(1) A nursing unit shall consist of resident rooms, resident care spaces, and services spaces.

(2) Each nursing unit shall contain at least four resident beds.

(3) Rooms and spaces composing a nursing unit shall be contiguous.

(4) A nursing care facility operated in conjunction with a general hospital or other licensed health care facility shall comply with all provisions of this section. Dietary, storage, pharmacy, maintenance, laundry, medical records, and laboratory functions may be shared by two or more facilities.

(5) Special care units shall comply with all provisions of R432-5.

Staff Area
(9) A staff toilet room may also serve as a public toilet room if it is located in the nursing unit.

Corridors, Floors, and Signage

R432-5-12. Details and Finishes.

(2) Corridor and hallway handrails shall comply with ADAAG. The top of the rail shall be 34 inches above the floor, except for areas serving children and other special care areas.

(3) Cubicle curtains and draperies shall be affixed to permanently mounted tracks or rods. Portable curtains or visual barriers are not permitted.

(4) Signs shall be provided as follows:

(a) general and circulation direction signs in corridors;

(b) identification at each door; and

(c) emergency directional signs;

(d) all signs in corridors shall comply with ADAAG.

Lighting, Noise, Temperature (HVAC), and Odors

(b) Ventilation shall be in accordance with Table 6 with all air exhausted to the outside.

(5) Partitions, floor and ceiling construction in resident areas shall comply with the noise reduction criteria of Table 1 for sound control.

TABLE 1

<table>
<thead>
<tr>
<th>Sound Transmission Limitations in Long-Term Care Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airborne Sound Transmissions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transmissions Class (STC) (a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class (IIC) (b) Partitions Floors (Residents’) room to resident’s room 35 40</td>
</tr>
<tr>
<td>Public space to (residents) room (b) 40 40</td>
</tr>
<tr>
<td>Service areas to (residents’) room (c) 45 45</td>
</tr>
</tbody>
</table>

(a) Sound transmissions (STC) shall be determined by tests in accordance with Standard E90 and ASTM Standard E413. Where partitions do not extend to the structure above, the designer shall consider sound transmissions through ceilings and composite STC performance.

(b) Public space includes lobbies, dining rooms, recreation rooms, treatment rooms, and similar space.

(c) Service areas include kitchens, elevators, elevator machine rooms, laundry rooms, garages, maintenance rooms, boilers and mechanical equipment rooms and similar spaces of high noise.
Mechanical equipment located on the same floor or above patient’s rooms, offices, nurses’ stations, and similarly occupied space shall be effectively isolated from the floor.

**R432-5-13. Elevators.**

At least one elevator serving all levels shall accommodate a gurney with attendant and have minimum inside cab dimensions of 5’8” wide by 8’5” deep and a minimum clear door width of 3’8”.

(3) Air Conditioning, Heating, and Ventilating Systems shall include:

(a) A heating system capable of maintaining a temperature of 80 degrees Fahrenheit in areas occupied by residents.

(b) A cooling system capable of maintaining a temperature of 72 degrees Fahrenheit in areas occupied by residents.

(c) Evaporative coolers may only be used in kitchen hood systems that provide 100% outside air.

(d) Isolation rooms may be ventilated by reheat induction units in which only the primary air supplied from a central system passes through the reheat unit. No air shall be recirculated into the building system.

(e) Supply and return systems must be within a duct. Common returns using corridor or attic spaces as return plenums are prohibited.

(f) Filtration shall be provided when mechanically circulated outside air is used.

(g) Hoods.

(i) All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat activated fan controls.

(ii) Cleanout openings shall be provided every 20 feet in horizontal sections of duct systems serving the hoods.

(h) Gravity exhaust may be used, where conditions permit, for boiler rooms, central storage, and other nonresident areas.

(4) Plumbing and other Piping Systems shall include:

(a) Handwashing facilities that are arranged to provide sufficient clearance for single lever operating handles.

(b) Dishwashers, disposal and appliances that are National Sanitation Foundation (NSF) approved and have the NSF seal affixed.

(c) Kitchen grease traps that are located and arranged to permit access without the need to enter food preparation or storage areas.
(d) Hot water provided in patient tubs, showers, whirlpools, and handwashing facilities that is regulated by thermostatically controlled automatic mixing valves. These valves may be installed on the recirculating system or on individual inlets to appliances.


(1) Operators shall maintain written certification to the Department verifying that systems and grounding comply with NFPA 99 and NFPA 70.

(2) Approaches to buildings and all spaces within buildings occupied by people, machinery, or equipment shall have fixtures for lighting in accordance with the requirements of the Illuminating Engineering Society of North America (IESNA). Parking lots shall have fixtures for lighting to provide light levels as recommended in IES Recommended Practice RP-20-1998, Lighting for parking facilities by the Illuminating Engineering Society of North America.

(3) Automatic emergency lighting shall be provided in accordance with NFPA 99 and NFPA 101.

(4) Each examination and work table shall have access to a minimum of two duplex outlets.

(5) Receptacles and receptacle cover plates on the emergency system shall be red.

(6) An on-site emergency generator shall be provided in all nursing care facilities except small ICF/MR health care facilities of 16 beds or less.

(a) In addition to requirements of NFPA 70, Section 517-40, the following equipment shall be connected to the critical branch of the essential electrical system.

(i) heating equipment necessary to provide heated space sufficient to house all residents under emergency conditions,

(ii) duplex convenience outlets in the emergency heated area at the ratio of one duplex outlet for each ten residents,

(iii) nurse call system,

(iv) one duplex receptacle in each resident bedroom.

(b) Fuel storage shall permit continuous operation of the services required to be connected to the emergency generator for 48 hours.

Amenities

Outdoor Area

(5) A minimum area of ten square feet per bed shall be provided for outdoor recreation. This space shall be provided in addition to the setbacks on street frontages required by local zoning ordinances.
(3) Yard equipment and supply storage areas shall be located so that equipment may be moved directly to the exterior without passing through building rooms or corridors.

**New Construction: Facility-Wide**

**R432-5-14. Mechanical Standards.**

(1) Mechanical tests shall be conducted prior to final Department construction inspection.

(2) Written test results shall be retained in facility maintenance files and available for Department review.

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**Housekeeping/Laundry/Maintenance**

The facility must provide a safe, functional, sanitary and comfortable environment for residents, staff and the public. The facility must:

(d) maintain an effective pest control program so that the facility is free of pests and rodents.

**Corridors, Floors, and Signage**

The facility must provide a safe, functional, sanitary and comfortable environment for residents, staff and the public. The facility must:

(c) equip corridors with firmly secured handrails on each side

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

8.2 Emergency Power

(a) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits; equipment to maintain the fire detection, alarm and extinguishing systems; and life support systems in the event the normal electrical supply is interrupted.

(b) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in Vermont Fire Prevention and Building Code) that is located on the premises. The facility must provide a safe, functional, sanitary and comfortable environment for residents, staff and the public. The facility must:

(a) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;

(b) have adequate outside ventilation by means of windows or mechanical ventilation, or a combination of the two;
Amenities

Outdoor Area

New Construction: Facility-Wide

**Corridors, Floors, and Signage**

(2) Ensure floors, walls, ceilings, and equipment surfaces are maintained in clean condition and in good repair.

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

A. Water shall be obtained from an approved water supply system. Nursing facilities shall be connected to sewage systems approved by the Department of Health or the Department of Environmental Quality.

Amenities

Outdoor Area

New Construction: Facility-Wide

**WASHINGTON**

Housekeeping/Maintenance/Laundry

Linen storage on resident care units.
The nursing home must provide:

(1) A clean area for storage of clean linen and other bedding. This may be an area within the clean utility room;

(2) A soiled linen area for the collection and temporary storage of soiled linen. This may be within the soiled utility room; and

**Janitors closets on resident care units.**

(1) The nursing home must have a janitor's closet with a service sink and adequate storage space for housekeeping equipment and supplies convenient to each resident unit.

**Laundry services and storage.**

The nursing home must comply with WAC 388-97-1860 and ensure:

(1) Sufficient laundry washing and drying facilities to meet the residents' care and comfort needs without delay.

(2) That the nursing home linen is disinfected in accordance with:

(a) The temperature and time of the cycle as specified by the manufacturer; or

(b) The hot water cycle using the following table:

<table>
<thead>
<tr>
<th>Water Temperature</th>
<th>Cycle Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>160 degrees F</td>
<td>At least 5 minutes</td>
</tr>
<tr>
<td>140 degrees F</td>
<td>At least 15 minutes</td>
</tr>
</tbody>
</table>

**Pest control.**

The nursing home must:

(1) Maintain an effective pest control program so that the facility is free of pests such as rodents and insects;

(2) Construct and maintain buildings to prevent the entrance of pests such as rodents and insects; and

(3) Provide mesh screens or equivalent with a minimum mesh of one-sixteenth inch on all windows and other openings that can be left open.

**Sewage and liquid waste disposal.**

The nursing home must ensure:

(1) All sewage and liquid wastes are discharged into an approved public sewage system where such system is available; or
(2) Sewage and liquid wastes are collected, treated, and disposed of in an on-site sewage system in accordance with chapter 246-272A WAC and meets with the approval of the local health department and/or the state department of health.

New Construction: Housekeeping

(2) In new construction a janitor’s closet must meet the ventilation requirements of Table 6, in WAC 388-97-4040.

(3) In new construction, soiled linens and soiled clothing are stored and sorted in a room ventilated according to Table 6 in WAC 388-97-4040. The room must:

(a) Have self-closing doors;
(b) Be separated from the washing and drying facilities;
(c) Contain a handwashing sink;
(d) Have a floor drain; and
(e) Contain a clinic service sink.

(4) In new construction, clean linen is stored in a room ventilated according to Table 6 in WAC 388-97-4040. The room must:

(a) Be separated from the washing and drying facilities; and
(b) Have self closing doors.

Corridors, Floors, and Signage Safety.

The nursing home must provide:

(2) Signs to designate areas of hazard.

Safety — Handrails.

The nursing home must:

(1) Provide handrails on each side of all corridors and stairwells accessible to residents; and

Lighting, Noise, Temperature (HVAC), and Odors

(1) Maintain electrical, mechanical, and patient care equipment in safe and operating condition.

Noise.

(1) All nursing homes must maintain comfortable sound levels, to include minimizing the use of the public address system and taking reasonable precautions with noisy services so residents are not disturbed, particularly during their sleeping time; and
**Emergency power.**

(1) The nursing home must have an alternate source of power and automatic transfer equipment to connect the alternate source within ten seconds of the failure of the normal source.

(2) The nursing home must ensure the alternate source is a generator:

   (a) With on-site fuel supply;

   (b) Permanently fixed in place;

   (c) Approved for emergency service; and

   (d) An on premises emergency generator, as defined in NFPA 99, Health care facilities, when life support systems are used.

(3) The nursing home must ensure the emergency power supply provides a minimum of four hours of effective power for lighting for night lights, exit signs, exit corridors, stairways, dining and recreation areas, work stations, medication preparation areas, boiler rooms, electrical service room and emergency generator locations.

(4) A nursing home first licensed on or after October 1, 1981, must have emergency power supplied to:

   (a) Communication systems, all alarm systems, an elevator that reaches every resident floor including the ground floor, equipment to provide heating for resident rooms or a room to which all residents can be moved; and

   (b) Electrical outlets located in medication preparation areas, pharmacy dispensing areas, staff work stations, dining areas, resident corridors, and resident bed locations designated for use with life support systems.

**Lighting in resident rooms.**

The nursing home must provide a permanently mounted or equivalent light suitable for any task the resident chooses to do or any task the staff must do.

**Lighting.**

The nursing home must ensure that lighting and lighting levels:

(1) Are adequate and comfortable for the functions being conducted in each area of the nursing home;

(2) Are suitable for any task the resident chooses or any task the staff must do;

(3) Support the independent functioning of the resident;

(4) Provide a homelike environment; and

(5) Minimize glare.
Natural or artificial light.

(1) The nursing home must ensure that adequate natural or artificial light for inside illumination is provided in every useable room area, including but not limited to storerooms, attic and basement rooms, hallways, stairways, inclines, and ramps.

Outside lighting.

The nursing home must ensure:

(1) Lighting levels in parking lots and approaches to buildings are appropriate for resident and visitor convenience and safety; and

(2) All outside areas where nursing home equipment and machinery are stored have proper lighting.

Light shields.

The nursing home must ensure that light shields are provided in food preparation and serving areas, utility rooms, medication rooms, exam rooms, pool enclosures, laundry areas, and on ceiling mounted fluorescent lights in resident rooms.

Electrical outlets.

(1) The nursing home must provide enough electrical outlets to meet the care and personal appliance needs of each resident. An approved power tap may be used only for portable appliances with specific overcurrent protection needs, such as a computer. A “power tap” is a device for indoor use consisting of an attachment plug on the end of a flexible cord and two or more receptacles on the opposite end, with overcurrent protection. A power tap must be:

(a) Polarized or grounded;

(b) UL listed; and

(c) Directly connected to a permanently installed electrical outlet.

Water supply.

The nursing home must comply with the requirements of the group A, Public Water Systems, chapter 246-290 WAC or group B, Public Water Systems, chapter 246-291 WAC.

Hot water.

The nursing home must ensure:

(1) The hot water system maintains water temperatures at one hundred ten degrees Fahrenheit, plus or minus ten degrees Fahrenheit, at fixtures used by residents and staff.

(2) For laundry temperatures, refer to WAC 388-97-2780.

(3) For dishwashing temperatures, refer to chapter 246-215 WAC.
Cross connections.

The nursing home must:

(1) Prohibit all cross connections between potable and nonpotable water;

(2) Use backflow prevention devices on plumbing fixtures, equipment, facilities, buildings, premises or areas which are actual or potential cross-connections to prevent the backflow of water or other liquids, gases, mixtures or substances into a water distribution system or other fixtures, equipment, facilities, buildings or areas; and

(3) Follow guidelines, practices, procedures, interpretations and enforcement as outlined in the manual titled "Accepted Procedure and Practice in Cross-Connection Control; Pacific NW Edition; American Waterworks Association," or any successor manual, referenced in chapter 246-290 WAC for public water supply.

Sewage and liquid waste disposal.

The nursing home must ensure:

(1) All sewage and liquid wastes are discharged into an approved public sewage system where such system is available; or

(2) Sewage and liquid wastes are collected, treated, and disposed of in an on-site sewage system in accordance with chapter 246-272A WAC and meets with the approval of the local health department and/or the state department of health.

Amenities

Telephones on resident care units.

The nursing home must provide twenty-four hour access to a telephone for resident use which:

(1) Provides auditory privacy;

(2) Is accessible to a person with a disability and accommodates a person with sensory impairment;

(3) Is not located in a staff office or at a nurse’s station; and

(4) Does not require payment for local calls.

Outdoor Area

New Construction: Facility-Wide

(2) In new construction, the nursing home must:

(a) Have walls, floor/ceiling and roof/ceiling assemblies constructed with materials that provide comfortable sound levels in all resident areas, rated at an STC 50 or greater; and
(b) Utilize an alternative to the public address system for nonemergency communication that best serves the residents' needs.

**Accessibility in new construction.**

The nursing home must be readily accessible to a person with disability and comply with WAC 388-97-3520.

(5) **In new construction** the emergency power equipment must meet the:

(a) Earthquake standards for the facility's geographic locale; and

(b) Requirements in NFPA 110, Generators.

**Illumination levels in new buildings and additions.**

The nursing home must ensure:

(1) Lighting fixtures and circuitry provide at least the illumination levels appropriate to the task;

(2) Design takes into consideration that lighting systems normally decrease in output with age and dirt accumulation; and

(3) Light fixture locations and switching arrangements are appropriate for the needs of the occupants of the spaces and follow Illuminating Engineering Society (IES) recommendations for health care facilities.

**Night lights in new construction.**

The nursing home must install in each resident room a night light that is:

(1) Flush mounted on the wall;

(2) Designed to prevent viewing the light source from thirty inches or more above the floor;

(3) Located to provide safe pathway lighting for the staff and residents; and

(4) Controlled by a switch at each resident room entrance door or by a master switch.

**Switches in new construction.**

The nursing home must install quiet operating switches for general illumination adjacent to doors in all areas and accessible to residents in resident rooms.

(2) **In new buildings and additions,** the nursing home must utilize:

(a) Windows and skylights to minimize the need for artificial light and to allow a resident to experience the natural daylight cycle; and

(b) Windows and skylights near entrances/exits in order to avoid difficulty in adjusting to light levels when entering or leaving the facility.
(2) **In new construction**, the nursing home must ensure:

(a) There are a minimum of seven outlets:

(i) Four hospital grade electrical outlets located convenient to each residents' bed and centered at forty to forty-four inches above the floor, with a minimum of:

(A) Two additional electrical outlets at separate, convenient locations in each resident room; and

(B) One duplex electrical outlet located adjacent to each handwashing sink intended for resident use.

(b) All electrical outlets located within five feet of any sink, toilet, bath, or shower must be protected by a ground fault circuit interrupter.

(2) **In new construction** ensure that:

(a) Ends of handrails are returned to the walls;

(b) Handrails are mounted thirty to thirty-four inches above the floor and project not more than three and three-quarters inches from the wall; and

(c) Handrails terminate not more than six inches from a door.

**Electrical codes and standards in new construction.**

The nursing home must ensure that all electrical wiring complies with state and local electrical codes including chapter 296-46B WAC and the National Electric Code of the National Fire Protection Association (NFPA-70) as adopted by the Washington state department of labor and industries.

**Elevator codes in new construction.**

The nursing home must ensure that elevators are installed in accordance with chapter 296-96 WAC.

**Entrances and exits in new construction.**

The nursing home must have the main entrances and exits sheltered from the weather and barrier free accessible in accordance with chapter 51-50 WAC.

**Lobbies in new construction.**

The nursing home must have a lobby or area in close proximity to the main entrance that is barrier free accessible and includes:

(1) Waiting space with seating accommodations;

(2) A reception and information area;

(3) Space to accommodate persons in wheelchairs;

(4) A public restroom;
(5) A drinking fountain; and

(6) A public telephone.

**Outdoor recreation space and walkways in new construction.**

A nursing home must provide a safe, protected outdoor area for resident use. The nursing home must ensure the outdoor area has:

(1) Shaded and sheltered areas to meet residents needs;

(2) Accessible walking surfaces which are firm, stable, and free from cracks and abrupt changes with a maximum of one inch between sidewalk and adjoining landscape areas;

(3) Sufficient space and outdoor furniture provided with flexibility in arrangement of the furniture to accommodate residents who use wheelchairs and mobility aids;

(4) Shrubs, natural foliage, and trees; and

(5) If used as a resident courtyard, the outdoor area must not be used for public or service deliveries.

**Pools in new construction.**

The nursing home must ensure swimming pools, spas, and tubs which remain filled between uses meet the requirements in chapter 246-260 WAC.

**Elevators in new construction.**

The nursing home must:

(1) Ensure that all buildings having residential use areas or service areas that are not located on the main entrance floor, have an elevator; and

(2) Have at least one elevator sized to accommodate a resident bed and attendant for each sixty beds on floors other than the main entrance floor.

**Walking surfaces in a new building or addition.**

The nursing must ensure that:

(1) An abrupt change in the walking surface level including at door thresholds which are greater than one quarter inch are beveled to a one vertical in two horizontal; and

(2) Changes in the walking surface level greater than one half inch are accomplished by means of a ramp with a maximum slope of one vertical in twelve horizontal.

**Doors in new construction.**

The nursing home must ensure doors to:

(1) Resident rooms provide a minimum of forty-four inches clear width;
(2) Resident bathrooms and toilet rooms are a minimum of thirty-two inches clear width for wheelchair access;

(3) All resident toilet rooms and bathing facilities open outward except if doors open directly into a resident occupied corridor;

(4) Toilet rooms and bathrooms have single action locks, and a means of unlocking doors from the outside;

(5) Occupied areas do not swing into corridors; and

(6) All passages are arranged so that doors do not open onto or obstruct other doors while maintaining resident dignity.

**Floor finishes in new construction.**

The nursing home must ensure:

(1) Floors at all outside entrances have slip-resistant finishes both inside and outside the entrance even when wet; and

(2) All uncarpeted floors are smooth, nonabsorbent and easily cleanable.

**Carpets in new construction.**

The nursing home must ensure that department of health, construction review approves of all carpet installation.

(1) Carpets may be used in all areas except: Toilet rooms, bathrooms, kitchen, laundry, utility rooms, medication rooms, maintenance, isolation rooms if provided, and areas subject to high moisture or flooding. Specifications for acceptable carpeting are:

(a) Pile yarn fibers are easily cleanable;

(b) Pile is looped texture in all resident use areas. Cut pile may be used in nonresident use areas;

(c) Average pile density of five thousand ounces per cubic yard in resident use areas and four thousand ounces per cubic yard in nonresident areas. The formula for calculating the density of the carpet is: Yarn weight in ounces times 36, divided by pile height in inches equals ounces per cubic yard of density; and

(d) A maximum pile height of .255 inches in resident use areas and .312 inches in nonresident use areas.

(2) Carpets must:

(a) Be cemented to the floor; and

(b) Have the edges covered and top set base with toe at all wall junctures.

(3) When recarpeting, the safety of residents must be assured during and after recarpeting installation within the room or area. The nursing home must ensure the room or area is:
(a) Well ventilated;
(b) Unoccupied; and
(c) Unavailable for use until room is free of volatile fumes and odors.

**Coving in new construction.**

The nursing home must ensure:

(1) Kitchens, restrooms, laundry, utility rooms, and bathing areas have integral coves of continuous commercial grade sheet vinyl, bullnose ceramic tile or sealed bullnose quarry tile at least six inches in height; and

(2) All other wall junctions have either integral coving or top set base with toe.

**Walls in new construction.**

The nursing home must ensure:

(1) Wall finishes are easily cleanable;

(2) A water-resistant finish extends above the splash line in all rooms or areas subject to splash or spray, such as bathing facilities with tubs only, toilet rooms, janitors' closets, and canwash areas; and

(3) Bathing facilities with showers have a water-resistant finish extending to the ceiling.

**Accessories in new construction.**

The nursing home must provide the following accessories with the necessary backing, if required, for mounting:

(1) Usable countertop area and mirror at each handwashing sink in toilet rooms and resident rooms;

(2) Towel or robe hooks at each handwashing sink in resident rooms and at each bathing facility;

(3) A robe hook at each bathing facility, toilet room and in examination room or therapy area, including outpatient therapy rooms;

(4) A securely mounted toilet paper holder properly located within easy reach of the user at each toilet fixture;

(5) Sanitary seat covers at each public and employee use toilet;

(6) Open front toilet seats on all toilets;

(7) Dispensers for paper towels and handwashing soap at each handwashing sink, and bathing facility;

(8) Sanitary napkin dispensers and disposers in public and employee women's toilet rooms; and
Grab bars that are easily cleanable and resistant to corrosion and securely mounted.

**Miscellaneous in new construction.**

The nursing home must ensure:

(1) Rooms and service areas are identified by visible and tactile signs, refer to WAC 388-97-2900(2) for possible exceptions; and

(2) Equipment and casework is designed, manufactured and installed for ease of proper cleaning and maintenance, and suitable for the functions of each area.

**Heating systems in new construction.**

The nursing home must ensure:

(1) The heating system is capable of maintaining a temperature of seventy-five degrees Fahrenheit for areas occupied by residents and seventy degrees Fahrenheit for nonresident areas;

(2) Resident rooms have individual temperature control, except in a dementia care unit controls may be covered, locked, or placed in an inconspicuous place;

(3) The following is insulated within the building:

(a) Pipes conducting hot water which are exposed to resident contact; and

(b) Air ducts and casings with outside surface temperatures below ambient dew point.

(4) Insulation on cold surfaces includes an exterior vapor barrier; and

(5) Electric resistant wall heat units are prohibited in new construction.

**Cooling systems in new construction.**

The nursing home must have:

(1) A mechanical cooling system capable of maintaining a temperature of seventy-five degrees Fahrenheit for areas occupied by residents; and

(2) A cooling system that has mechanical refrigeration equipment to provide summer air conditioning to resident areas, food preparation areas, laundry, medication rooms, and therapy areas by either a central system with distribution ducts or piping, or packaged room or zonal air conditioners.

**Ventilation systems in new construction.**

The nursing home must ensure:

(1) Ventilation of all rooms is designed to prevent objectionable odors, condensation, and direct drafts on the residents;

(2) All habitable space is mechanically ventilated including:

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(a) Air supply and air exhaust systems;

(b) Installation of air-handling duct systems according to the requirements of the International Mechanical Code and chapter 51-52 WAC;

(c) Installation of supply registers and return air grilles at least three inches above the floor;

(d) Installation of exhaust grilles on or near the ceiling; and

(e) Outdoor air intakes located a minimum of twenty-five feet from the exhaust from any ventilating system, combustion equipment, or areas which may collect vehicular exhaust and other noxious fumes, and a minimum of ten feet from plumbing vents. The nursing home must locate the bottom of outdoor air intakes serving central systems a minimum of three feet above adjoining grade level or, if installed through the roof, three feet above the highest adjoining roof level.

(3) Minimum ventilation requirements meet the pressure relationship and ventilation rates per ASHRAE 2007 HVAC Applications Chapter 7.11 Table 6, Pressure Relationships and Ventilation of Certain Areas of Nursing Homes.

**TABLE 6**

**PRESSURE RELATIONSHIPS AND VENTILATION OF CERTAIN AREAS OF NURSING HOMES**

<table>
<thead>
<tr>
<th>Minimum Air Function Area</th>
<th>Pressure Relationship To Adjacent Areas1,2</th>
<th>Changes of Outdoor Air Per Hour Supplied To Room</th>
<th>Minimum Total Air Changes Per Hour Supplied To Room</th>
<th>All Air Exhausted Directly To Outdoors Air</th>
<th>Recirculated Within Room Units</th>
<th>RESIDENT CARE</th>
<th>DIAGNOSTIC AND TREATMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident room (holding room)</td>
<td>± 2 4 Optional Optional</td>
<td>Optional</td>
<td>Optional</td>
<td>Optional</td>
<td>Optional</td>
<td>Resident corridor</td>
<td>± 2 4 Optional Optional</td>
</tr>
<tr>
<td>Toilet room</td>
<td>N Optional</td>
<td>10 Yes No</td>
<td>Resident gathering (dining, activity)</td>
<td>± 2 4 Optional Optional</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Examination room</td>
<td>± 2 6 Optional Optional</td>
<td>Physical therapy3</td>
<td>N 2 6 Optional Optional</td>
<td>Occupational therapy3</td>
<td>N 2 6 Optional Optional</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Soiled workroom or soiled holding N 2 10 Yes No
Clean workroom or P 2 4 Optional Optional

STERILIZING AND SUPPLY
Sterilizer exhaust room N Optional 10 Yes No
Linen and trash chute room N Optional 10 Yes No
Laundry, general3 ± 2 10 Yes No
Soiled linen sorting and storage N Optional 10 Yes No
Clean linen storage P Optional 2 Yes No

SERVICE
Food preparation center3 ± 2 10 Yes Yes
Warewashing room3 N Optional 10 Yes Yes
Dietary day storage ± Optional 2 Yes No
Janitor closet N Optional 10 Yes No
Bathroom N Optional 10 Yes No
Personal services (barber/salon) N 2 10 Yes No

1/ P=Positive N=Negative ±=Continuous directional control not required.
2/ Whether positive or negative, pressure must be a minimum of seventy cubic feet per minute (CFM).
3/ The volume of air may be reduced up to fifty percent in these areas during periods of nonuse. The soiled holding area of the general laundry must maintain its full ventilation capacity at all times.

(4) Individual exhaust systems meet the following requirements:
(a) Where individual mechanical exhaust systems are used to exhaust individual toilet rooms or bathrooms, the individual ventilation fans are interconnected with room lighting to ensure ventilation while room is occupied. The ventilation fan must have a time delay shutoff to ensure that the exhaust continues for a minimum of five minutes after the light switch is turned off; and
(b) The volume of air removed from the space by exhaust ventilation is replaced directly or indirectly by an equal amount of tempered/conditioned air.

(5) Central exhaust systems meet the following requirements:

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(a) All fans serving central exhaust systems are located to prevent a positive pressure in the duct passing through an occupied area; and

(b) Fire and smoke dampers are located and installed in accordance with the International Building Code, Standards and amendments in chapter 51-50 WAC.

(6) Air filters meet the following requirements:

(a) All central ventilation or air-conditioning systems are equipped with filters per ASHRAE 2007 HVAC Applications Chapter 7.11 Table 5, Filter Efficiencies for Central Ventilation and Air Conditioning Systems in Nursing Homes and meet the following requirements:

Table 5

Filter Efficiencies for Central Ventilation and Air-Conditioning Systems in Nursing Homes

<table>
<thead>
<tr>
<th>FUNCTION AREA</th>
<th>Minimum Number of Filter Beds</th>
<th>Filter Efficiency of Main Filter Bed, MERV*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident care, treatment, diagnostic, and related areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food preparation areas and laundries</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative, bulk storage, and soiled holding areas</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*MERV = Minimum Efficiency Reporting Value

(b) Central ventilation or air conditioning systems means any system serving more than a single room used by residents or by any group of rooms serving the same utility function (i.e., the laundry);

(c) Filter efficiency is warranted by the manufacturer and is based on atmospheric dust spot efficiency per ASHRAE Standard 52.2;

(d) The filter bed is located upstream of the air-conditioning equipment, unless a prefilter is employed. In which case, the prefilter is upstream of the equipment and the main filter bed may be located downstream;

(e) Filter frames are durable and provide an airtight fit with the enclosing duct work. All joints between filter segments and enclosing duct work are gasketed or sealed;

(f) All central air systems have a manometer installed across each filter bed with an alarm to signal high pressure differential; and

(g) Humidifiers, if provided, are a steam type.

**Handwashing sinks in new construction.**
The nursing home must provide a handwashing sink in each toilet room and exam room.

**Drinking fountains in new construction.**

Where drinking fountains are installed, the nursing home must ensure the fountains are of the inclined jet, sanitary type.

**Mixing valves or mixing faucets in new construction.**

The nursing home must provide each fixture, except toilet fixtures and special use fixtures, with hot and cold water through a mixing valve or mixing faucet.

**Spouts in new construction.**

The nursing home must ensure all lavatories and sinks in resident rooms, resident toilet rooms, and utility and medication areas have gooseneck spouts, without aerators in areas requiring infection control.

**Faucet controls in new construction.**

The nursing home must provide wrist blade, single-lever controls or their equivalent at all sinks and lavatories. The nursing home must:

1. Provide at least four inch wrist blades and/or single-levers;
2. Provide sufficient space for full open and closed operation; and
3. Color-code and label faucet controls to indicate "hot" and "cold."

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**WEST VIRGINIA**

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**Housekeeping/Laundry/Maintenance**

9.7.d. A nursing home shall establish and implement a maintenance program that assures that:

9.7.d.1. All equipment is operable;

9.7.d.2. The interior and exterior of the building is safe; and

9.7.d.3. The grounds are maintained in a presentable condition free from rubbish and other health hazards of a similar nature.

9.7.e. A nursing home shall establish and implement a housekeeping program and services that assures a clean, sanitary environment.

9.7.f. A nursing home shall provide a comfortable, home-like environment for residents.
9.7.g. A nursing home shall be kept free of insects, rodents and vermin by an effective pest control program. Insecticidal strips are prohibited.

9.7.h. Pesticides shall be applied only by an applicator certified by the United States Department of Agriculture.

9.7.i. A nursing home shall have sufficient supplies for housekeeping and maintenance properly stored and conveniently located to permit frequent cleaning of floors, walls, woodwork, windows, and screens, and to facilitate building and grounds maintenance.


9.8.a. A nursing home shall have procedures and contracts for disposing of bio-hazardous waste.

9.8.a.1. Chain of custody receipts and forms shall be maintained by the nursing home for one (1) year.

9.8.b. A nursing home shall have procedures for disposing of non-hazardous medical waste and similar waste that is not considered hazardous in a safe sanitary manner.

9.8.c. Solid waste, including garbage and refuse, shall be removed from the building daily or more often as necessary.

9.8.d. All garbage and refuse shall be stored in durable, covered, leak-proof and vermin-proof containers or dumpsters.

9.8.d.1 The containers and dumpsters shall be kept clean of all residue accumulation.

9.8.e. All garbage and refuse shall be disposed of in accordance with the applicable provisions of state and local law and rules governing the management of garbage and refuse.

9.11.o. A nursing home shall provide an area of sufficient space to hold the congregate population of the nursing home with a heat source that is supplied with emergency electrical power from the emergency power source.

**Corridors, Floors, and Signage**

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


9.9.a. A nursing home shall have a water supply that is safe and of sufficient capacity to meet the residents’ needs and the requirements of the sprinkler system.

9.9.b. A nursing home shall have as its source of water a public water system that complies with West Virginia Division of Health Rules, Public Water Systems, 64CSR3, or a water well that complies with West Virginia Division of Health Rules, Water Well Regulations, 64CSR19 and Water Well Design Standards, 64CSR46.
9.9.c. A nursing home shall have hot and cold running water in sufficient supply to meet the needs of the residents.

9.9.d. Hot water distribution systems serving resident care areas shall be recirculating to provide continuous hot water at each hot water outlet.

9.9.d.1. The temperatures shall be appropriate for comfortable use but shall not exceed 110 degrees.

9.9.e. A nursing home shall have written agreements with water suppliers to deliver water when there is a loss of the normal supply.

9.10. Sewage Disposal.

9.10.a. Sewage disposal shall be in accordance with West Virginia Division of Health Rules, Sewage System Rules, and West Virginia Division of Health Rules, Sewage Treatment and Collection System Design Standards, 64CSR47.

9.10.b. The sewage system shall be adequate to meet the nursing home's needs.

9.10.c. Sewage systems shall be kept in good working order and shall be properly operated and maintained.

Amenities

9.11.n. A nursing home shall have at least one non-coin operated telephone or one extension on each resident occupied unit and additional telephones and extensions if needed to summon help in case of an emergency.

Outdoor Area

New Construction: Facility-Wide

9.2.e. Accessibility and transportation to the site and the nursing home shall be facilitated by paved, hard surfaced, all weather roads which are kept passable at all times.

9.2.e.1. The road shall connect directly to a paved hard surface highway.

9.2.e.2. Grades to all sites shall permit access for emergency vehicles and fire fighting equipment in all weather conditions.

9.2.f. Parking areas shall be sufficient according to the guidelines set by the American Institute of Architects.

9.2.g. Hard surface walks, a minimum of forty-eight (48) inches wide with a slip resistant surface, shall be provided at all entries and exits and connect into the main walk or parking area.

9.7.d. A nursing home shall establish and implement a maintenance program that assures that:

9.7.d.1. All equipment is operable;
9.7.d.2. The interior and exterior of the building is safe; and
9.7.d.3. The grounds are maintained in a presentable condition free from rubbish and other health hazards of a similar nature.

**WISCONSIN**

**Housekeeping/Laundry/Maintenance**

(3) MAINTENANCE. All furnishings and equipment shall be maintained in a usable, safe and sanitary condition.

(4) STERILIZATION OF SUPPLIES AND EQUIPMENT. Each facility shall provide sterilized supplies and equipment by one or more of the following methods:

(a) Use of an autoclave;

(b) Use of disposable, individually wrapped, sterile supplies such as dressings, syringes, needles, catheters, and gloves;

(c) Sterilization services under a written agreement with another facility; or

(d) Other sterilization procedures when approved in writing by the department.

(5) SANITIZATION OF UTENSILS. Utensils such as individual bedpans, urinals, and wash basins which are in use shall be sanitized in accordance with acceptable sanitization procedures on a routine schedule. These procedures shall be done in an appropriate area.

(6) DISINFECTION OF RESIDENT GROOMING UTENSILS. Hair care tools such as combs, brushes, metal instruments, and shaving equipment which are used for more than one resident shall be disinfected before each use.

**HFS 132.72 Housekeeping services.** (1) REQUIREMENT. Facilities shall develop and implement written policies that ensure a safe and sanitary environment for personnel and residents at all times.

(2) CLEANING. (a) General. The facility shall be kept clean and free from offensive odors, accumulations of dirt, rubbish, dust, and safety hazards.

(b) Floors. Floors and carpeting shall be kept clean. Polishes on floors shall provide a nonslip finish. Carpeting or any other material covering the floors that is worn, damaged, contaminated or badly soiled shall be replaced.

(c) Other surfaces. Ceilings and walls shall be kept clean and in good repair at all times. The interior and exterior of the buildings shall be painted or stained as needed to protect the surfaces. Loose, cracked, or peeling wallpaper or paint shall be replaced or repaired.
(d) **Furnishings.** All furniture and other furnishings shall be kept clean and in good repair at all times.

(e) **Combustibles in storage areas.** Attics, cellars and other storage areas shall be kept safe and free from dangerous accumulations of combustible materials. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.

(f) **Grounds.** The grounds shall be kept free from refuse, litter, and waste water. Areas around buildings, sidewalks, gardens, and patios shall be kept clear of dense undergrowth.

(3) **POISONS.** All poisonous compounds shall be clearly labeled as poisonous and, when not in use, shall be stored in a locked area separate from food, kitchenware, and medications.

(4) **GARBAGE.** (a) **Storage containers.** All garbage and rubbish shall be stored in leakproof, nonabsorbent containers with close-fitting covers, and in areas separate from those used for the preparation and storage of food. Containers shall be cleaned regularly. Paperboard containers shall not be used.

  (b) **Disposal.** Garbage and rubbish shall be disposed of promptly in a safe and sanitary manner.

(5) **LINEN AND TOWELS.** Linens shall be handled, stored, processed, and transported in such a manner as to prevent the spread of infection. Soiled linen shall not be sorted, rinsed, or stored in bathrooms, residents' rooms, kitchens, food storage areas, nursing units, or common hallways.

(6) **PEST CONTROL.** (a) **Requirement.** The facility shall be maintained reasonably free from insects and rodents, with harborages and entrances of insects and rodents eliminated.

  (b) **Provision of service.** Pest control services shall be provided in accordance with the requirements of s. 94.705, Stats.

  (c) **Screening of windows and doors.** All windows and doors used for ventilation purposes shall be provided with wire screening of not less than number 16 mesh or its equivalent and shall be properly installed and maintained to prevent entry of insects. Screen doors shall be self-closing and shall not interfere with exiting. Properly installed airflow curtains or fans may be used in lieu of screens.

(10) **JANITOR FACILITIES.** (a) Period B facilities shall have a ventilated janitor closet on each floor equipped with hot and cold running water and a service sink or receptor.

  (b) Period C facilities shall have a mechanically ventilated janitor closet of adequate size on each floor and in the food service area, equipped with hot and cold running water and a service sink or receptor.

(11) **LAUNDRY FACILITIES.** (a) **Facilities.** A laundry room shall be provided unless commercial laundry facilities are used. Laundry facilities shall be located in areas separate from resident units and shall be provided with necessary washing, drying, and ironing equipment.

  (b) **Work room.** When commercial laundries are used, a room for sorting, processing, and storing soiled linen shall be provided and shall have mechanical exhaust ventilation.
(c) *Period C.* In addition to the requirements of pars. (a) and (b), period C facilities shall have:

1. A soiled linen sorting room separate from the laundry, which shall be mechanically ventilated and under negative pressure.

2. A lavatory with both hot and cold running water, soap, and individual towels in the laundry area.

**Staff Area**

(b) *Employee and family facilities.* Toilets, baths, and lavatories for use by employees or family members shall be separate from those used by residents.

(8) **FAMILY AND EMPLOYEE LIVING QUARTERS.** Any family and employee living quarters shall be separate from the residents’ area.

(9) **EMPLOYEE FACILITIES.** (a) In period A and B facilities, space shall be provided for employee wraps, purses, and other personal belongings when on duty, but this space shall not be located in food preparation, food storage or utensil washing areas, or in residents’ rooms.

(b) In period C facilities, the following shall be provided for employees, and shall not be located in food preparation, food storage, utensil washing areas, or in resident’s rooms:

1. A room or rooms for employee wraps, with lockers for purses and other personal belongings when on duty;

2. Handwashing lavatories with soap dispenser, single-service towel dispenser, or other approved hand drying equipment; and

3. Toilet facilities separate from those used by residents.

(14) **ADMINISTRATION AND ACTIVITY AREAS.** In period C facilities:

(a) *Administration and resident activity areas.* Administration and resident activities areas shall be provided. The sizes of the various areas will depend upon the requirements of the facility. Some functions allotted separate spaces or rooms under par. (b) may be combined, provided that the resulting plan will not compromise acceptable standards of safety, medical and nursing practices, and the social needs of residents.

(b) Administration department areas shall include:

1. Business office;

2. Lobby and information center;

3. Office of administrator;

4. Admitting and medical records area;

5. Public and staff toilet room;
6. Office of director of nurses; and
7. Inservice training area.

(c) Resident activities areas shall include:

1. Occupational therapy;
2. Physical therapy;
3. Activity area; and
4. Beauty and barber shop.

(15) MIXED OCCUPANCY. Rooms or areas within the facility may be used for occupancy by individuals other than residents and facility staff if the following conditions are met:

(a) The use of these rooms does not interfere with the services provided to the residents; and

(b) The administrator takes reasonable steps to ensure that the health, safety and rights of the residents are protected.

Corridors, Floors, and Signage

(h) Floor coverings. Scatter rugs and highly polished, slippery floors are prohibited, except for non-slip entrance mats. All floor coverings and edging shall be securely fastened to the floor or so constructed that they are free of hazards such as curled and broken edges.

(2) CORRIDORS. (a) Handrails. Corridors used by residents shall be equipped with handrails firmly secured on each side of the corridor.

(b) Size. 1. In period A facilities, all corridors in resident use areas shall be at least 4 feet wide.

2. In period B facilities, all corridors in resident use areas shall be at least 7 feet wide.

3. In period C facilities, all corridors in resident use areas shall be at least 8 feet wide.

(3) DOORS. (a) Size. 1. Doorways to residents’ rooms, between residents’ rooms and exits, and exit doorways shall be at least 28 inches wide.

2. In period B and C facilities, doors to residents’ rooms shall not be less than 3 feet 8 inches wide and 6 feet 8 inches in height, and shall be at least one and three-quarter inches solid core wood or equivalent construction.

(b) Latches. Each exit door shall have such latches or hardware that the door can be opened from the inside by pushing against a single bar or plate or by turning a single knob or handle.

(c) Locks. 1. Exit doors from the building and from nursing areas and wards may not be hooked or locked to prevent exit from the inside, unless this is authorized under s. HFS 132.33.

Note: See rules adopted under chs. Comm 61 to 65 for other restrictions on locking of exits.
2. No lock shall be installed on the door of a resident's room, unless:

a. The lock is operable from inside the room with a simple one-hand, one-motion operation without the use of a key unless the resident is confined in accordance with s. HFS 132.33;

b. All personnel regularly assigned to work in a resident care area have in their possession a master-key for the rooms in that area;

c. A master-key is available to emergency personnel such as the fire department; and

d. The resident is capable of following directions and taking appropriate action for self-preservation under emergency conditions.

(d) *Toilet room doors.* In period B and C facilities, resident toilet room doors shall be not less than 3 feet 0 inches by 6 feet 8 inches, and shall not swing into the toilet room unless they are provided with two-way hardware.

(e) *Thresholds.* In period B and C facilities, raised thresholds which cannot be traversed easily by a bed on wheels, a wheelchair, a drug cart, or other equipment on wheels shall not be used.

14. 'Screens.' All room openings to the out-of-doors shall be effectively screened. Screen doors shall be self-closing.

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

(4) *EMERGENCY POWER.* Emergency electrical service with an independent power source which covers lighting at nursing stations, telephone switchboards, exit and corridor lights, boiler room, fire alarm systems, and medical records when solely electronically based, shall be provided. The service may be battery operated if effective for at least 4 hours.

(6) *SPRINKLERS FOR FIRE PROTECTION.* (a) *Facilities licensed prior to December 1, 1974.* Unless all walls, partitions, piers, columns, floors, ceilings, roofs and stairs are built of noncombustible material, and all metallic structural members are protected by a noncombustible fire-resistive covering, facilities licensed prior to December 1, 1974 shall have automatic sprinkler protection throughout all buildings.

(7) *MECHANICAL SYSTEMS.* (a) *Water supply.* 1. A potable water supply shall be maintained at all times. If a public water supply is available, it shall be used. If a public water supply is not available, the well or wells shall comply with ch. NR 812.

2. An adequate supply of hot water shall be available at all times. The temperature of hot water at plumbing fixtures used by residents may not exceed the range of 110–115°F.

(b) *Sewage disposal.* All sewage shall be discharged into a municipal sewage system if available. Otherwise, the sewage shall be collected, treated, and disposed of by means of an independent sewage system approved under applicable state law and the local authority.

(c) *Plumbing.* The plumbing for potable water and drainage for the disposal of excreta, infectious discharge, and wastes shall comply with applicable state plumbing standards.
(d) Heating and air conditioning. 1. The heating and air conditioning systems shall be capable of maintaining adequate temperatures and providing freedom from drafts.

2. A minimum temperature of 72º F. (22º C.) shall be maintained during the day and at least 70º F. (21º C.) during the night in all bedrooms and in all other areas used by residents.

(e) Incineration. 1. Facilities for the incineration of soiled dressings and similar wastes, as well as garbage and refuse, shall be provided when other methods of disposal are not available.

2. An incinerator shall not be flue fed nor shall any upper floor charging chute be connected with the combustion chamber.

(g) General lighting. 1. Adequate lighting shall be provided in all areas of the facility. Lighting shall be of a type that does not produce discomfort due to high brightness, glare or reflecting surface. No candles, oil lanterns, or other open flame method of illumination may be used.

2. Period C facilities shall have night lighting.

(h) Ventilation. 1. The facility shall be well−ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel shall be provided with functioning mechanical ventilation to change the air on a basis commensurate with the type of occupancy.

2. All inside bathrooms and toilet rooms shall have mechanical ventilation to the outside.

3. In period A facilities, kitchens, bathrooms, utility rooms, janitor closets, and soiled linen rooms shall be ventilated.

4. In period B facilities, when mechanical ventilation is provided, the corridors, solaria, dining, living, and recreation areas shall be under positive pressure.

5. In period C facilities:
   a. Mechanical ventilation shall be provided to the resident area corridors, solaria, dining, living and recreation areas, and nursing station. These areas shall be under positive pressure.
   b. All rooms in which food is stored, prepared or served, or in which utensils are washed shall be well−ventilated. Refrigerated storage rooms need not be ventilated.

(i) Elevators. 1. In period B facilities, at least one elevator shall be provided when residents’ beds are located on one or more floors above or below the dining or service floor. The platform size of the elevator shall be large enough to hold a resident bed and attendant.

2. In period C facilities, at least one elevator shall be provided in the facility if resident beds or activities are located on more than one floor. The platform size of the elevator shall be large enough to hold a resident bed and an attendant.

(j) Electrical. 1. In all facilities, nonconductive wall plates shall be provided where the system is not properly grounded.

2. In period B and C facilities:
a. At least one duplex-type outlet shall be provided for every resident's bed; and

b. Silent-type wall switches shall be provided.

3. In new construction begun after the effective date of this chapter, at least 2 duplex-type outlets shall be provided for each bed.

15. ‘Lighting.’ All rooms in which food or drink is stored or prepared or in which utensils are washed shall be well-lighted.

16. ‘Sewage contamination.’ Rooms subject to sewage or waste water backflow or to condensation or leakage from overhead water or waste lines shall not be used for storage or food preparation unless provided with acceptable protection from such contamination.

**Amenities**

(f) *Telephone.* There shall be at least one operational non-pay telephone on the premises and as many additional telephones as are deemed necessary in an emergency or required by s. HFS 132.84 (3).

**Outdoor Area**

(i) *Roads and sidewalks.* The ambulatory and vehicular access to the facility shall be kept passable and open at all times of the year. Sidewalks, drives, fire escapes, and entrances shall be kept free of ice, snow, and other obstructions.

**New Construction: Facility-Wide**

(5) **FIRE PROTECTION.** (a) *Carpeting.* Carpeting shall not be installed in rooms used primarily for the following purposes: food preparation and storage, dish and utensil washing, soiled utility workroom, janitor closet, laundry processing, hydro-therapy, toilet and bathing, resident isolation, and resident examination.

(e) *Vertical exit stairways.* At least one interior exit stairway shall be provided so that an enclosed protected path of at least one-hour fire-resistant construction is available for occupants to proceed with safety to the exterior of the facility.

(f) *Fire escapes.* In period A and period B facilities, outside fire escapes are permitted as one means of egress if they meet all of the following requirements:

1. Iron, steel, or concrete or other approved noncombustible material shall be used in the construction and support of the fire escape.

2. No part of access or travel in the path of exit shall be across a roof or other part of a facility which is of combustible construction.

3. Protection against fire in the facility shall be by blank or closed walls directly under the stairway and for a distance of 6 feet in all other directions. A window shall be permitted within this area if it is stationary, of steel sash construction, and is glazed with wire glass of not less than 1/4-inch thickness. The size of wire glass shall not exceed 1296 square inches with no dimension exceeding 54 inches in either length or width.
4. The fire escape shall be protected with a roof and at least partial sidewalls to prevent the accumulation of snow and ice.

5. The bottom riser shall terminate at ground level, with the last riser not more than the spacing of the riser above.

6. A tubular or spiral slide-type fire escape shall not be permitted.

(b) Facilities licensed on or after December 1, 1974. Except for the following, all facilities licensed on or after December 1, 1974 shall have automatic sprinkler protection throughout all buildings.

1. In the event of an addition to, or remodeling of, a facility licensed prior to December 1, 1974, the entire facility shall have automatic sprinkler protection throughout unless there is a 2-hour fire-rated partition wall between the old and new construction, in which case only the new or remodeled area shall be sprinklered.

2. In the event of the conversion of a portion of a recognized inpatient care facility in operation prior to December 1, 1974 to a facility licensed under this chapter, the facility shall have automatic sprinkler protection throughout unless there is a 2-hour fire-rated partition wall separating the portion of the facility licensed under this chapter from the rest of the building, in which case only the portion of the facility licensed under this chapter shall be sprinklered.

WYOMING

Housekeeping/Laundry/Maintenance

(i) An employee shall be designated responsible for services and for the establishment of policies and procedures in each of the following areas:

(A) Plant maintenance;

(B) Laundry operations; and

(C) General housekeeping.

(iii) Approved incineration facilities shall be provided and maintained or other approved procedures shall be used for disposal of resident wastes, as well as sanitary disposal of all other wastes.

(A) These facilities, location and methods shall be in accordance with recommendations of the Centers for Disease Control and Prevention, the National Institutes of Health and in compliance with air pollution standards.
(b) Sanitary Environment. The Nursing Care Facility shall establish policies and procedures for investigating, controlling and preventing infections.

(d) Laundry.

(i) All soiled linens shall be transported in closed bags. Isolation linen shall be handled according to current acceptable standards of practice.

(ii) There shall be separate carts (with a positive designation) or methods for transportation of clean and soiled linen. Carts for clean linen transport shall be labeled, cleaned and sanitized daily prior to such usage.

(iii) Measures shall be taken to prevent and control insects, rodents and other environmental hazards affecting the residents and the premises.


(a) Housekeeping and Maintenance Services. Sufficient numbers of adequately trained housekeeping and maintenance personnel shall be available to maintain the interior and exterior of the facility in a safe, clean, orderly and attractive manner.

(i) Personnel shall follow approved practices and procedures and use approved products.

(ii) The facility shall be free from offensive odors, accumulations of dirt, rubbish, and dust.

(iii) Janitor closets shall be kept locked.

(iv) Floors shall be cleaned regularly by approved methods.

(B) Household straw brooms shall be used only at entrances and exits of the building.

(C) Cleaning procedures shall include frequent water changes and the use of an approved chemical disinfectant for medical facilities.

(v) Deodorizers or aerosol air fresheners shall not be used except in extraordinary circumstances. Routine usage of these items shall be prohibited to cover up poor cleaning practices.

(b) Linens. The facility shall have available at all times, a quantity of linens essential for the proper care and comfort of residents.

(i) Clean linens and clothing shall be stored in clean, dry, dust-free areas.

(ii) Soiled linens shall be stored in separate well-ventilated areas, and shall not be permitted to accumulate in the facility. Soiled linens and clothing shall be stored separately from non-soiled articles in suitable bags or containers.

(iii) Soiled linens shall not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, kitchens, food storage areas or general storage areas.

(iv) If linens are commercially laundered, approved methods shall be used by such laundry. Approved methods shall include controlled temperatures, rinse cycles, souring processes, ironing,
and protection of the processed linens. Proof of this compliance shall be provided upon request by the Licensing Division.

(A) All linens shall be totally laundered in accordance with the recommendations of the National Institute of Laundering. (Permanent press linens shall be subjected to all requirements as listed in (iv).

(v) Resident clothing shall not be laundered with the facility's linen.

**Corridors, Floors, Signage**

(A) Polishes on floors shall provide a nonslip finish; throw or scatter rugs shall be prohibited, unless they have been tested by the facility and found to be non-skid, and are safe for resident use.

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

(i) An employee shall be designated responsible for services and for the establishment of policies and procedures in each of the following areas:

(A) Plant maintenance;

(B) Laundry operations; and

(C) General housekeeping.

(v) The water source of an emergency potable supply shall be identified and shall be sufficient in volume to meet facility needs.

(i) Sewage disposal, when not on a municipal system, shall be approved by the Wyoming Department of Environmental Quality.

(ii) Water supply, when not on a municipal system, shall be approved by the Wyoming Department of Environmental Quality.

**Amenities**

**Outdoor Area**

(vi) The grounds shall be kept free from refuse and litter. Areas around buildings, sidewalks, gardens and patios shall be kept clear of dense undergrowth.

**New Construction: Facility-Wide**

The facility must be designed, constructed, equipped, and maintained to protect the health and safety of residents, personnel and the public.

(a) *Life safety from fire.* (1) Except as otherwise provided in this section—

(i) The facility must meet the applicable provisions of the 2000 edition of the Life Safety Code of the National Fire Protection Association. The Director of the Office of the Federal Register has approved
the NFPA 101®2000 edition of the Life Safety Code, issued January 14, 2000, for incorporation by reference in accordance with 5 U.S.C. 552(a) and 1 CFR part 51. A copy of the Code is available for inspection at the CMS Information Resource Center, 7500 Security Boulevard, Baltimore, MD or at the National Archives and Records Administration (NARA). For information on the availability of this material at NARA, call 202–741–6030, or go to: http://www.archives.gov/federal_register/code_of_federal_regulations/ibr_locations.html. Copies may be obtained from the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269. If any changes in this edition of the Code are incorporated by reference, CMS will publish notice in the Federal Register to announce the changes.

(ii) Chapter 19.3.6.3.2, exception number 2 of the adopted edition of the LSC does not apply to long-term care facilities.

(2) After consideration of State survey agency findings, CMS may waive specific provisions of the Life Safety code which, if rigidly applied, would result in unreasonable hardship upon the facility, but only if the waiver does not adversely affect the health and safety of the patients.

(3) The provisions of the Life safety Code do not apply in a State where CMS finds, in accordance with applicable provisions of sections 1819(d)(2)(B)(ii) and 1919(d)(2)(B)(ii) of the Act, that a fire and safety code imposed by State law adequately protects patients, residents and personnel in long term care facilities.

(4) Beginning March 13, 2006, a long-term care facility must be in compliance with Chapter 19.2.9, Emergency Lighting.

(5) Beginning March 13, 2006, Chapter 19.3.6.3.2, exception number 2 does not apply to long-term care facilities.

(6) Notwithstanding any provisions of the 2000 edition of the Life Safety Code to the contrary, a long-term care facility may install alcohol-based hand rub dispensers in its facility if—

(i) Use of alcohol-based hand rub dispensers does not conflict with any State or local codes that prohibit or otherwise restrict the placement of alcohol-based hand rub dispensers in health care facilities;

(ii) The dispensers are installed in a manner that minimizes leaks and spills that could lead to falls;

(iii) The dispensers are installed in a manner that adequately protects against inappropriate access;

(iv) The dispensers are installed in accordance with chapter 18.3.2.7 or chapter 19.3.2.7 of the 2000 edition of the Life Safety Code, as amended by NFPA Temporary Interim Amendment 00–1(101), issued by the Standards Council of the National Fire Protection Association on April 15, 2004. The Director of the Office of the Federal Register has approved NFPA Temporary Interim Amendment 00–1(101) for incorporation by reference in accordance with 5 U.S.C. 552(a) and 1 CFR part 51. A copy of the amendment is available for inspection at the CMS Information Resource Center, 7500 Security Boulevard, Baltimore, MD and at the Office of the Federal Register, 800 North Capitol Street NW., Suite 700, Washington, DC. Copies may be obtained from the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269; and
(v) The dispensers are maintained in accordance with dispenser manufacturer guidelines.

(7) A long term care facility must:

(i) Install, at least, battery-operated single station smoke alarms in accordance with the manufacturer's recommendations in resident sleeping rooms and common areas.

(ii) Have a program for inspection, testing, maintenance, and battery replacement that conforms to the manufacturer's recommendations and that verifies correct operation of the smoke alarms.

(iii) Exception:

(A) The facility has system-based smoke detectors in patient rooms and common areas that are installed, tested, and maintained in accordance with NFPA 72, *National Fire Alarm Code*, for system-based smoke detectors; or

(B) The facility is fully sprinklered in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*.

(8) A long term care facility must:


(b) *Emergency power.* (1) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits; equipment to maintain the fire detection, alarm, and
exterminating systems; and life support systems in the event the normal electrical supply is
interrupted.

(2) When life support systems are used, the facility must provide emergency electrical power with
an emergency generator (as defined in NFPA 99, Health Care Facilities) that is located on the
premises.

(c) **Space and equipment.** The facility must—

(1) 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 standards and as
identified in each resident’s plan of care; and

(2) Maintain all essential mechanical, electrical, and patient care equipment in safe operating
condition.

(d) **Resident rooms.** Resident rooms must be designed and equipped for adequate nursing care,
comfort, and privacy of residents.

(1) Bedrooms must—

(i) Accommodate no more than four residents;

(ii) Measure at least 80 square feet per resident in multiple resident bedrooms, and at least 100
square feet in single resident rooms;

(iii) Have direct access to an exit corridor;

(iv) Be designed or equipped to assure full visual privacy for each resident;

(v) In facilities initially certified after March 31, 1992, except in private rooms, each bed must have
ceiling suspended curtains, which extend around the bed to provide total visual privacy in
combination with adjacent walls and curtains;

(vi) Have at least one window to the outside; and

(vii) Have a floor at or above grade level.

(2) The facility must provide each resident with—

(i) A separate bed of proper size and height for the convenience of the resident;

(ii) A clean, comfortable mattress;

(iii) Bedding appropriate to the weather and climate; and

(iv) Functional furniture appropriate to the resident’s needs, and individual closet space in the
resident’s bedroom with clothes racks and shelves accessible to the resident.

(3) CMS, or in the case of a nursing facility the survey agency, may permit variations in
requirements specified in paragraphs (d)(1) (i) and (ii) of this section relating to rooms in
individual cases when the facility demonstrates in writing that the variations—

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(i) Are in accordance with the special needs of the residents; and
(ii) Will not adversely affect residents’ health and safety.

(e) Toilet facilities. Each resident room must be equipped with or located near toilet and bathing facilities.

(f) Resident call system. The nurse’s station must be equipped to receive resident calls through a communication system from—

(1) Resident rooms; and

(2) Toilet and bathing facilities.

(g) Dining and resident activities. The facility must provide one or more rooms designated for resident dining and activities. These rooms must—

(1) Be well lighted;

(2) Be well ventilated, with nonsmoking areas identified;

(3) Be adequately furnished; and

(4) Have sufficient space to accommodate all activities.

(h) Other environmental conditions. The facility must provide a safe, functional, sanitary, and comfortable environment for the residents, staff and the public. The facility must—

(1) Establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;

(2) Have adequate outside ventilation by means of windows, or mechanical ventilation, or a combination of the two;

(3) Equip corridors with firmly secured handrails on each side; and

(4) Maintain an effective pest control program so that the facility is free of pests and rodents.