

ARTICLE 6. PHYSICAL PLANT

s 72601. Alterations to Existing Buildings or New Construction.

(a) Alterations to existing buildings licensed as skilled nursing facilities or new construction shall be in conformance with Chapter 1, Division 17, Part 6, Title 24, California Administrative Code and requirements of the State Fire Marshal.

(b) Facilities licensed and in operation prior to the effective date of changes in construction regulations shall not be required to institute corrective alterations or construction to comply with such new requirements except where specifically required or where the Department determined in writing that a definite hazard to health and safety exists. Any facility for which preliminary or working drawings and specifications have been approved by the Department prior to the effective date of changes to construction regulations shall not be required to comply with such new requirements provided substantial actual construction is commenced within one year of the effective date of such new requirements.

(c) All facilities shall maintain in operating condition all buildings, fixtures and spaces in the numbers and types as specified in the construction requirements under which the facility or unit was first licensed.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72603. Space Conversion.

Spaces approved for specific uses at the time of licensure shall not be converted to other uses without the approval of the Department.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72605. Notice to Department.

The Department shall be notified in writing, by the owner or licensee of the skilled nursing facility, within five days of the commencement of any construction, remodeling or alterations to such facility.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72607. Patient Capacity.

(a) A facility shall not have more patients or beds set up for use than the number for which it is licensed except in case of emergency when temporary permission may be granted by the Director or designee.

(b) Patients shall not be housed in areas which have not been approved by the Department for patient housing and which have not been given a fire clearance by the State Fire Marshal except as provided in (a) above.

(c) The number of licensed beds shown on a license shall not exceed the number of beds for which the facility meets applicable construction and operational requirements.

(d) In the event that a vacant licensed bed is not available for training purposes, facilities with approved precertification training programs may request approval from the appropriate district office for the designation of a certain bed for clinical practice which would not be included as a bed licensed for the use of patients. The following criteria must be met in order to obtain approval:

(1) The bed is to be designated and utilized for training purposes only.

(2) The bed is to be located in nonpatient sleeping areas, e.g., class -room, examining room, etc. The location of the bed is to be indicated.

(3) The bed shall not be equipped with linen except during staff training hours.

(4) Under no circumstances is a patient to be assigned to the bed designated for training purposes.

(5) The approval of a bed for training purposes only shall be contingent upon the approval of the facility's precertification training program. If the facility discontinues its precertification training program, the approval for use of this bed for training purposes is automatically cancelled.

Note: Authority cited: Section 208(a), Health and Safety Code. Reference: Section 437.10(a), Health and Safety Code.

s 72609. Patient Rooms.

(a) Each patient room shall be labeled with a number, letter or combination of the two for identification.

(b) Patients' rooms shall not be kept locked when occupied except in rooms approved by the Department for seclusion of psychiatric patients.

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

(d) Patient rooms approved for use by ambulatory patients only shall be identified as follows: The words "Reserved for Ambulatory Patient" in letters at least 1.25 centimeters (one-half inch) high shall be posted on the outside of the door or on the wall alongside the door where they are visible to persons entering the room.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72611. Special Rooms.

Special rooms shall be maintained to meet the requirements of Section T17-410 of Title 24.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72613. Patient's Property Storage and Room Furnishings.

(a) Each patient room shall be provided with a closet or locker space for clothing, toilet articles and other personal belongings.

(b) For each licensed bed there shall be provided:

(1) A clean comfortable bed with an adequate mattress, sheets, pillow, pillow case and blankets, all of which shall be in good repair, and consistent with individual patient needs.

(2) A bedside table, chair, overbed table and reading light all of which shall be in good repair.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72615. Provision for Privacy.

Visual privacy for each patient shall be provided to meet the requirements of Section T17-070 of Title 24. Doors providing access to the corridor shall not be considered as meeting this requirement.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72617. Public Telephone.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72619. Space and Equipment for Autoclaving, Sterilizing and Disinfecting.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72621. Housekeeping.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Sections 1276 and 1599.1, Health and Safety Code.

s 72623. Laundry.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72625. Clean Linen.

- (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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72627. Soiled Linen.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72629. Provisions for Emptying Bedpans.

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.

Note: Authority cited: Sections 208(a) and 1276, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72631. Signal Systems.

(a) A nurses' signal system shall be maintained in operating order as required by Section E702-30 of Title 24.

(b) Detachable extension cords shall be readily accessible to patients at all times.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72633. Utility Rooms.

Utility rooms shall be maintained as required by Section T17-408 of Title 24.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72635. Handrails.

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

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72637. General Maintenance.

(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.

(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.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72639. Air Filters.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72641. Emergency Lighting and Power System.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72643. Storage and Disposal of Solid Wastes.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72645. Solid Waste Containers.

(a) All containers, except movable bins used for storage of solid wastes, shall have tight-fitting 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.

Note: Authority cited: Sections 208(a), 1254 and 1276, Health and Safety Code.
Reference: Sections 1250, 1276 and 25157.3, Health and Safety Code.

HISTORY

1. Repealer of subsection (e) filed 12-30-83 as an emergency; effective upon filing (Register 84, No. 3). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 4-29-84.
2. Certificate of Compliance transmitted to OAL 4-30-84 and withdrawn 5-30-84 (Register 84, No. 24).
3. Repealer of subsection (e) filed 5-30-84 as an emergency; effective upon filing (Register 84, No. 24). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 9-27-84.
4. Certificate of Compliance transmitted to OAL 9-26-84 and filed 10-16-84 (Register 84, No. 42).

s 72647. Infectious Waste.

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).

Note: Authority cited: Sections 208, 1254, 25150 and 25157.3, Health and Safety Code.
Reference: Sections 1250, 25117 and 25117.5, Health and Safety Code.

HISTORY

1. Repealer and new section filed 12-30-83 as an emergency; effective upon filing (Register 84, No. 3). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 4-29-84.
2. Certificate of Compliance transmitted to OAL 4-30-84 and withdrawn 5-30-84 (Register 84, No. 24).
3. Repealer and new section filed 5-30-84 as an emergency; effective upon filing (Register 84, No. 24). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 9-27-84.

4. Certificate of Compliance transmitted to OAL 9-26-84 and filed 10-16-84 (Register 84, No. 42).

s 72649. Gases for Medical Use.

(a) Gases for medical use covered by this section are: carbon dioxide, cyclopropane, ethylene, helium, nitrous oxide, oxygen, helium-oxygen mixtures and carbon dioxide-oxygen mixtures.

(b) Provision shall be made for safe handling and storage of medical gas cylinders.

(c) Transfer of gas by facility personnel from one cylinder to another shall not be permitted.

(d) The piped oxygen or nitrous oxide system(s) shall be tested in accordance with the National Fire Protection Association Bulletin, NFPA No. 56F, Nonflammable Medical Gas Systems, 1973, by the National Fire Protection Association, 470 Atlantic Avenue, Boston, MA 02210, and a written report shall be maintained in each of the following instances:

(1) Upon completion of initial installation.

(2) Whenever changes are made to a system.

(3) Whenever the integrity of a system has been breached.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72651. Water Supply and Plumbing.

(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.

(g) Grab bars, readily accessible to patients, shall be maintained at each toilet, bathtub and shower used by patients.

(h) Toilet, handwashing and bathing facilities shall be maintained in operating condition and in the number and types specified in construction requirements in effect at the time the building or unit was constructed. Those handwashing facilities listed in Section T17-208, Division T17, Part 6, of Title 24, California Administrative Code, shall not be equipped with aerators.

(i) If the facility accepts physically handicapped patients, the water closets, bathing and toileting appliances shall be equipped for use by the physically handicapped.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72653. Lighting.

(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.

(b) All patient rooms shall have a minimum of 30 foot candles of light delivered to reading or working surfaces and not less than 20 foot candles of light in the rest of the room.

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

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72655. Maintenance Manual.

(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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72657. Mechanical Systems.

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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72659. Screens.

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

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72661. Storage.

Combined general and specialized storage space shall be maintained in accordance with Section T17-440, Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72663. Space.

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.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276 of the Health and Safety Code.

s 72665. Centralized Services Shared by Several Facilities.

Services shared by several facilities shall meet the requirements of Section T17-101(3), Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.