

## **120. EXISTING BUILDINGS.**

These standards shall be applied to all currently licensed health care facilities. Any minor alterations, repairs, and maintenance shall meet these standards. In the event of a change in ownership of a facility, the entire facility shall meet these standards prior to issuance of a new license. (1-1-88)

**01. Codes and Standards.** Construction features of all existing facilities shall be in accordance with applicable local, state, and national codes, standards, and regulations in effect at the time of adoption of these rules. (1-1-88)

**a.** In the event of a conflict of requirement between the codes, the most restrictive shall apply. (1-1-88)

**b.** In addition, existing facilities shall comply with applicable fire and life safety codes and standards as set forth in Section 106. (12-31-91)

**02. Site Requirements.** The location of an existing facility is controlled by the following criteria: (1-1-88)

**a.** It shall be served by an all-weather road, kept open to motor vehicles at all times of the year. (1-1-88)

**b.** It shall be accessible to physician and medical services. (1-1-88)

**c.** It shall be remote from railroads, factories, airports and similar noise, odor, smoke, dust and other nuisances. (1-1-88)

**d.** It shall be accessible to public utilities. (1-1-88)

**e.** It shall be in a lawfully constituted fire district. (1-1-88)

**f.** It shall provide off-street motor vehicle parking at the rate of one (1) space for every three (3) licensed beds. (1-1-88)

**03. General Building Requirements.** An existing facility shall be of such character to be suitable for use as a facility. The facility will be subject to approval by the Department. Other requirements are as follows: (1-1-88)

**a.** 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)

**e.** 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. (1-1-88)

**04. Resident/Staff Communication.** Requirements governing communication are as follows: (1-1-88)

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. (1-1-88)

b. A staff calling system shall be installed at each patient/resident bed and in each patient/resident toilet, bath and shower room. The staff call in the toilet, bath or shower room shall be an emergency call. All calls shall register at the staff station and shall actuate a visible signal in the corridor at the patient's/resident's door. The activating mechanism within the patient's/resident's sleeping room shall be so located as to be readily accessible to the patient/resident at all times. (1-1-88)

**05. Patient/Resident Accommodations.** Accommodations for the patients/residents of the facility shall include the following: (1-1-88)

a. Each patient/resident room shall be an outside room. (1-1-88)

b. Not more than four (4) patients/residents can be housed in any multi-bed sleeping room. (1-1-88)

c. Every patient/resident sleeping room shall be provided with a window as follows: (1-1-88)

i. It shall be equal to at least one-eighth (1/8) of the floor area. (1-1-88)

ii. It shall be openable to obtain fresh air. (1-1-88)

iii. It shall be provided with curtains, drapes or shades. (1-1-88)

iv. It shall be so located as to permit the patient/resident a view from a sitting position. (1-1-88)

v. It shall have screening. (1-1-88)

d. No patient/resident room can be located: (1-1-88)

i. In such a way that its outside walls are below grade. (1-1-88)

ii. In an attic, trailer house or in any room other than an approved room. (1-1-88)

iii. So it can be reached only by passing through another individual's room, a utility room or any other room. (1-1-88)

iv. So it opens into any room in which food is prepared or stored. (1-1-88)

- e.** Patient/resident rooms shall be of sufficient size to allow not less than eighty (80) square feet of usable floor space per patient/resident in multiple-bed rooms. Private rooms shall have not less than one hundred (100) square feet of usable floor space. (1-1-88)
- f.** Patient/resident beds shall not be placed in hallways or in any location commonly used for other than bedroom purposes. (1-1-88)
- g.** Rooms shall be of dimensions which allow not less than three (3) feet between beds and two (2) feet of space between the bed and side wall. (1-1-88)
- h.** Ceiling heights in patients/resident rooms shall be a minimum of seven (7) feet, six (6) inches. (1-1-88)
- i.** Closet space in each sleeping room shall be twenty (20) inches by twenty-two (22) inches per patient/resident. Common closets utilized by two (2) or more patients/residents shall be provided with substantial dividers for separation of each patient's/resident's clothing for prevention of cross contamination. All closets shall be equipped with doors. Freestanding closets shall be deducted from the square footage in the sleeping room. (1-1-88)
- j.** Every health care facility shall provide a living room or recreation room for the sole use of the patients/residents. Under no circumstances may these rooms be used as bedrooms by patients/residents or personnel. A hall or entry is not acceptable as a living room or recreation room. (1-1-88)
- k.** All patient/resident rooms shall be numbered. All other rooms shall be numbered or identified as to purpose. (1-1-88)
- l.** A drinking fountain connected to cold running water and which is accessible to both wheelchair and nonwheelchair patients/residents shall be located in each nursing or staff unit. (1-1-88)
- m.** Patients/residents of the opposite sex shall not be housed in the same bedroom or ward, except in cases of husband and wife. (1-1-88)
- 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. (1-1-88)
- o.** 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. (1-1-88)
- p.** Toilet rooms, tub/shower rooms and handwashing facilities shall be constructed as follows:(1-1-88)
- i.** Toilet rooms and bathrooms for patients/residents and personnel shall not open directly into any room in which food, drink, or utensils are handled or stored. (1-1-88)

- ii. Toilet and bathrooms shall be separated from all other rooms by solid walls or partitions. (1-1-88)
- iii. On floors where wheelchair patients/residents are housed, there shall be at least one (1) toilet and one (1) bathing facility large enough to accommodate wheelchairs. (1-1-88)
- iv. All inside bathrooms and toilet rooms shall have forced ventilation to the outside. (1-1-88)
- v. Toilet rooms for patient/resident use shall be so arranged that it is not necessary for an individual to pass through or into another patient's/resident's room to reach the toilet facilities. (1-1-88)
- vi. Handrails and/or grab bars shall be provided in patient/resident toilet rooms and bathrooms and shall be located so as to be functionally adequate. (1-1-88)
- vii. On each patient/resident floor or nursing unit there shall be at least one (1) tub or shower for every twelve (12) licensed beds; one (1) toilet for every eight (8) licensed beds; and one (1) lavatory with mirror for every eight (8) licensed beds. Tubs, showers, and lavatories shall be connected to hot and cold running water. (1-1-88)

**06. Dining/Recreation Facilities.** Facilities shall provide one (1) or more attractively furnished, multipurpose areas for dining/recreation purposes. (1-1-88)

**a.** A minimum of twenty-five (25) square feet per licensed bed shall be provided. Any facility not in compliance on the effective date of this rule will not be required to comply until the number of licensed beds is increased or until there is a change of ownership of the facility. Provided, however, that a facility not in compliance may not reduce the number of licensed beds and reduce its present dining/recreation space until at least twenty-five (25) square feet per licensed bed is provided. (1-1-88)

**b.** It shall be for the sole use of the patients/residents, and a hall or entry is not acceptable. (1-1-88)

**07. Isolation Units (Temporary).** Each health care facility shall have available a room with private toilet, lavatory and other accessory facilities for temporary isolation of a patient/resident with a communicable or infectious disease. (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)

**09. Storage Space.** The facility shall provide general storage areas and medical storage areas as follows: (1-1-88)

**a.** General storage at the rate of ten (10) square feet per licensed bed shall be provided, in addition to suitable storage provided in the patient's/resident's sleeping room. (1-1-88)

**b.** The facility shall provide safe and adequate storage space for medical supplies and equipment and a space appropriate for the preparation of medications. (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. (1-1-88)

**e.** All patient/resident personal electrical appliances shall be inspected and approved by the facility engineer and/or 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 back siphoning. (1-1-88)

**c.** The temperature of hot water at plumbing fixtures used by patients/residents shall be between one hundred five degrees (105F) and one hundred twenty degrees (120F) Fahrenheit. (1-1-88)