

PART XI PHYSICAL PLANT

137 GENERAL

137.01 Building Classification.

1. To qualify for a license, the facility shall be planned to serve the type of patients to be admitted and shall comply with the following:

- a. All facilities constructed after the effective date of these regulations shall comply with the building requirements set forth in the regulations.
- b. After the effective date of these regulations, all additions to facilities shall comply with the building requirements for a license. Approval shall not be granted for an addition to an existing building which will increase the bed capacity unless the existing structure is basically sound and is to be brought into a condition of acceptable conformity with the current regulations.
- c. Authority to Waiver. The licensing agency may waive certain requirements in the regulations at its discretion for facilities licensed as a facility in a state-owned and state-operated mental institution provided the health and safety of residents will not be endangered.

2. Renovations within the exterior walls of a facility shall in no case be of such nature as to lower the character of the structure below the applicable building requirements for the type of license held by the facility.

137.02 Location. All facilities established or constructed after the adoption of these regulations shall be located so that they are free from undue noise, smoke, dust, or foul odors and shall not be located adjacent to disposal plants, cemeteries, main line railroads, funeral home, airport, etc.

137.03 Site. The proposed site for a facility must be approved by the licensing agency. Factors to be considered in approving a site in addition to the above may be convenience to medical and hospital services, approved water supply and sewerage disposal, public transportation, community services, services of an organized fire department, an availability to labor supply. Not more than onethird (1/3) of a site shall be covered by a building(s) except by special approval of the licensing agency. One example whereby approval may be granted is where the structure is to be placed in a very desirable location where the grounds are limited and very expensive. Where such approval is granted, the structure will be required to have a living room, day room, sun room, and recreational areas adequate to compensate for lack of required outside area.

137.04 Local Restrictions. The site and structure of all facilities shall comply with local building, fire and zoning ordinances. Evidence to this effect signed by local building, fire, and zoning officials shall be presented.

137.05 Transportation. Facilities shall be located on streets or roads which have all weather surface. They should be located convenient to public transportation facilities.

137.06 Communication. There shall be not less than one telephone in the home and such additional telephones as are necessary to summon help in event of fire or other emergency. The telephone shall be listed under the official licensed name or title of the home.

137.07 Occupancy. No part of the facility may be rented, leased, or used for any commercial purpose not related to the operation of the home.

137.08 Basement.

1. The basement shall be considered as a story if one-half (1/2) or more of its clear height is above the average elevation of the ground adjoining the building on all sides.

2. No resident shall be housed on any floor that is below ground level.

138 SUBMISSION OF PLANS AND SPECIFICATIONS

138.01 New Construction, Additions, and Renovations. When construction is contemplated either for new buildings, conversions, additions, or alterations to existing buildings, one set of plans and specifications shall be submitted to the licensing agency for review and approval. The submission shall be made in not less than two stages preliminary and final. Floor plans shall be drawn to scale of one-eighth (1/8) inch to equal one (1) foot or one-fourth (1/4) inch to equal one (1) foot.

138.02 Minor Alterations and Remodeling. Minor alterations and remodeling which do not affect the structural integrity of the building, change functional operation, affect fire safety, or add beds or facilities or those for which the facility is licensed do not need to have plans submitted for review provided that a detailed explanation of the proposed alteration or remodeling is submitted to and approved by the licensing agency

138.03 First Stage Submission-Preliminary Plans.
First stage or preliminary plans shall include:

1. Plot plant showing size and shape of entire site; location of proposed building and any existing structure(s); adjacent streets, highways, sidewalks, railroads, etc., all properly designated; and size, characteristics, and location of all existing public utilities.

2. Floor plan showing over-all dimensions of building(s); location, size, and purpose of all rooms; location and size of all doors, windows, and other openings with swing of doors properly indicated; dimensions of all corridors and hallways; and location of stairs, elevators, dumbwaiters, vertical shafts, and chimneys.

a. Outline specifications giving kinds and types of materials.

b. A scaled drawing of one-fourth (1/4) inch to one (1) foot shall be submitted for the following areas: Kitchen, dishwashing area, nurses' station and utility room(s).

138.04 Final Stage Submission-Working Drawings and Specifications. Final stage or working drawings and specifications shall include:

1. Architectural drawings

2. Structural drawings

3. Mechanical drawings to include plumbing, heat, and air-conditioning

4. Electrical drawings

5. Detailed specifications

Approval of working drawings and specifications shall be obtained from the licensing agency in writing prior to the beginning of actual construction.

138.05 Preparation of Plans and Specifications. The preparation of drawings and specifications shall be executed by or under the immediate supervision of an architect who shall supervise construction and furnish a signed statement that construction was performed according to plans and specifications approved by the licensing agency.

138.06 Contract Modifications. Any contract modification which affects or changes the function, design, or purpose of a facility shall be submitted to and approved by the licensing agency prior to the beginning of work set forth in any contract modification.

138.07 Notification of Start of Construction. The licensing agency shall be informed in writing at the time construction is begun.

138.08 Inspections. The licensing agency or its authorized representatives shall have access at all times to the work for inspection whenever it is in preparation or progress, and the owner shall ascertain that proper facilities are made available for such access and inspection.

138.09 Limit of Approval. In construction delayed for a period of exceeding six (6) months from the time of approval of final working plans and specifications, a new evaluation and/or approval shall be obtained from the licensing agency.

138.10 Water Supply, Plumbing, Sewerage Disposal. The water supply and sewerage disposal shall be approved by the local county health department and/or the Division of Sanitary Engineering, Mississippi Department of Health. No system of water supply, plumbing, sewerage, garbage, or refuse disposal shall be installed nor any such existing system materially altered or extended until complete plans and specifications for the installation, alteration, or extension have been so approved and submitted to the licensing agency for review and final determination.

138.11 Availability of Approved Plans

Every licensed facility shall maintain, on the premises and available for inspection, a copy of current approved architectural plans and specifications.

139 GENERAL BUILDING REQUIREMENTS

139.01 Scope. The provision of this section shall apply to all facilities except for those sections or paragraphs where a specific exception is granted for existing facilities.

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.

139.11 Call System. A call system shall be in place at the nurses' station to receive resident calls through a communication system to include audible and visual signals from bedrooms, toilets, and bathing facilities.

139.12 Trash Chutes. The installation and/or use of trash chutes is prohibited.

140 FIRE SAFETY AND CONSTRUCTION

140.01 Date of Construction and Life Safety Code Compliance.

1. Buildings constructed after the effective date of these regulations shall comply with the edition of the Life Safety Code (NFPA 101) effective on the date of construction.

2. Buildings constructed prior to the effective date of these regulations shall comply with Chapter 13 of the Life Safety Code (NFPA 101), 1985 edition.

140.02 Required Rooms and Areas.

1. Resident bedroom. (See Paragraph 118.02)
2. Special care room. (See Paragraph 118.03)
3. Nurses' Station. (See Paragraph 118.04)
4. Utility room. (See Paragraph 118.05)
5. Toilet and bathing facilities. (See Paragraph 118.06)
6. Clean linen storage. Adequate areas shall be provided for storing clean linens which shall be separate from dirty linen storage.
7. Wheelchair area. Adequate area shall be provided for storage of wheelchairs.
8. Kitchen. (See Paragraphs 131.02 through 131.04)
9. Dining room. The dining area shall be large enough to seat three-fourth (3/4) of the maximum capacity of nursing home. The dining area can also be used for social, recreational, or religious activities. It is recommended that a separate dining area be provided for personnel.
10. Food storage. A food storage room shall be provided convenient to the kitchen in all future licensed homes. It should have cross ventilation. All foods must be stored a minimum of twelve (12) inches above the floor.
11. Day room or living room. Adequate day or living room area shall be provided for residents or residents and guests. These areas shall be designated exclusively for this purpose and shall not be used as sleeping area or otherwise. It is recommended that at least two (2) such areas be provided and more in larger homes
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.

16. Separate toilet room (lavatory and water closet) shall be provided for male and female employees.

17. A separate toilet room with a door that can be locked shall be provided for the public.

18. Food Service Supervisors Office.

19. Social Services Office.