

He-P 803.07 Nursing Home Construction, Alterations or Renovations.

(a) Sixty days prior to initiating construction, the nursing home shall provide to the department notice and written plans drawn to scale for construction, renovation or structural alterations for the following:

- (1) A new building;
- (2) Structural alterations to any resident area;
- (3) Alterations that require approval from local or state authorities; and
- (4) Alterations that might affect compliance with the health and safety, fire or building codes, including but not limited to, fire suppression, detection systems and means of egress.

(b) The department shall review plans for construction, renovation or structural alterations of a nursing home for compliance with all applicable sections of RSA 151 and He-P 803 and notify the applicant or licensee as to whether the proposed changes comply with these requirements.

(c) Department approval shall not be required prior to initiating construction, renovations or structural alterations, however an applicant or licensee who proceeds prior to receiving approval shall do so at their own risk.

(d) The nursing home shall comply with all applicable licensing rules when doing construction, renovations or structural alterations.

(e) A licensee or applicant constructing, renovating, or structurally altering a building shall comply with the following:

- (1) The state fire code, Saf-C 6000, including, but not limited to, NFPA 1 and NFPA 101 as adopted by the commissioner of the department of safety under RSA 153; and
- (2) The state building code as defined in RSA 155-A:1, IV, as amended by the Building Code Review Board pursuant to RSA 155-A:10, V.

(f) All nursing homes newly constructed after the 2010 effective date of He-P 803 shall comply with the American Institute of Architects (AIA) "Guidelines for Design and Construction of Health Care Facilities," Nursing Facilities chapter, 2006 edition.

(g) Where renovation or structural alteration work is done within an existing facility, all such work shall comply, insofar as practical, with applicable sections of the AIA "Guidelines for Design and Construction of Health Care Facilities," Nursing Facilities chapter, 2006 edition.

(h) Per the AIA "Guidelines for Design and Construction of Health Care Facilities," Nursing Facilities chapter, 2006 edition, and notwithstanding (g) above, where it is evident that a reasonable degree of safety is

provided, the requirements for existing buildings shall be permitted to be modified if their application would

be impractical in the judgment of the authority having jurisdiction.

(i) The department's health facilities administration shall be the authority having jurisdiction for the application of the AIA "Guidelines for Design and Construction of Health Care Facilities," Nursing Facilities

chapter, 2006 edition, and shall negotiate compliance and grant waivers in accordance with He-P 803.10 as

appropriate.

(j) Waivers granted by the department for construction or renovation purposes shall not require annual renewal.

(k) The completed building shall be subject to an inspection pursuant to He-P 803.09 prior to its use.

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