

## **SECTION 2000 - DESIGN AND CONSTRUCTION**

### **2001. General (II)**

A. A facility shall be planned, designed, and equipped to provide and promote the health and safety of each resident. Facility design shall be such that all residents have access to required services and shall provide a pleasant and comfortable atmosphere.

B. Facilities shall meet the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

### **2002. Local and State Codes and Standards (II)**

A. Buildings shall comply with applicable local and state laws, codes, ordinances, and standards with reference to design and construction. No facility shall be licensed unless the Department has assurance that local zoning and building authorities have approved the facility for code compliance.

B. The Department utilizes the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

### **2003. Construction/Systems (II)**

A. All buildings of facilities, new and existing, being licensed for the first time, or changing the license to provide a different service, shall meet the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent (See Section 201.B).

B. Unless specifically required otherwise in writing by the Department's Division of Health Facilities Construction (DHFC), all existing facilities shall meet the construction codes and regulations for the building and its essential equipment and systems in effect at the time the accepted construction documents were professionally stamped and issued. Except for proposed facilities that have received a current and valid written acceptance document by the Department's Division of Health Facilities Construction (DHFC) to begin construction, current construction codes, regulations, and requirements shall apply to those facilities licensed after the effective date of these regulations.

C. Any additions or renovations to an existing facility, other than cosmetic, *e.g.* painting, wallpapering or carpeting, shall meet the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent, for the building and its essential equipment and systems in effect at the time of the addition or renovation. When the cost of additions or renovations to the building exceeds fifty percent (50%) of the current market value of the existing facility and its essential equipment and systems, the building shall meet the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. An addition separated by a four-hour firewall shall be

considered as a separate building and the type of construction, e.g., IIIA, IIIB, of the addition shall determine the maximum height and area limitations.

D. Any facility that closes or has its license revoked, and for which application for re-licensure is made at the same site, shall be considered a new facility and shall meet the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent, for the building and its essential equipment and systems in effect at the time of application for re-licensing.

#### **2004. Submission of Plans and Specifications (II)**

A. In all new construction or existing buildings proposed to be licensed by the Department, plans and specifications shall be reviewed for compliance and shall be submitted to DHFC for review and acceptance.

1. The plans and specifications shall be prepared by an architect or engineer registered in the state of South Carolina and shall bear his or her seal, signature, and date.
2. Construction of, or within buildings, shall meet the requirements outlined in The Board of Architectural Examiners, South Carolina Department of Labor, Licensing, and Regulation.
3. When construction is planned for additions or alterations to existing facilities, the licensee shall contact DHFC regarding code and regulatory requirements that apply to that project. Plans and specifications, defined by DHFC, shall be submitted to that division for review.
4. Those facilities increasing the present bed capacity of the area served by an existing staff work area by more than fifteen percent (15%) shall meet the minimum square footage requirements for dining, recreation, and storage space for the total number of beds served by that staff work area.
5. All plans and specifications shall be drawn to scale with the title, location, and date indicated thereon.
6. Construction work shall not begin until the plans and specifications have been received and a project number issued (orally or in writing) to the facility representative by DHFC. Any construction deviations from the submitted documents shall be reviewed for acceptance.

B. If the start of construction is delayed for a period exceeding twelve (12) months from the date of DHFC acceptance, a new evaluation of the plan by DHFC is required.

C. Plans and specifications are reviewed by DHFC, as necessary, to assure that an acceptable set of documents showing all necessary information has been submitted to the Department. These reviews may be, but are not required to be, in three (3) stages: Preliminary, Design Development, and Final.

D. The components of the three (3) stages submitted shall include the following:

1. Preliminary.

a. Plot plan showing:

(1) Size and shape of entire site, including existing and proposed significant topographic, environmental, transportation conditions and utilities including, but not limited to, buildings, vehicular movement, parking areas, information concerning water supply available for fire protection, distance to nearest fire hydrant; any hazardous areas, *e.g.*, cliffs, roads, hills, railroads, industrial and/or commercial sites, and bodies of water;

(2) Footprint showing orientation and location of proposed facility or alterations to the existing facility.

b. Floor plans showing blocked functional spaces (areas) of approximate size and shape and their relationship to other spaces;

c. Compartmentalization for smoke compartments (fire and life safety plan).

2. Design Development drawings shall indicate the following in addition to the requirements in Section 2004.D.1:

a. Cover sheet:

(1) Title and location of the project;

(2) Index of drawings;

(3) Code analysis listing applicable codes (both local jurisdiction and state);

(4) Occupancy classification per the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent;

(5) Type of construction per the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent;

(6) Legend and notes and symbols for pertinent information.

b. Floor plans:

(1) Dimensions of buildings;

(2) Locations, size, and purpose of all rooms, including furniture layout plan;

(3) Location and size of doors, windows, and other openings with swing of doors indicated;

(4) Life Safety plan showing all fire walls, exits, exit calculations, locations of smoke barriers, if required, fire-rated walls, locations of stairs, elevators, dumbwaiters, vertical shafts, and chimneys;

(5) Fixed equipment.

c. Outline specifications that include a description of construction, including interior finishes and mechanical systems.

3. Final submission shall include the requirements of Sections 2004.D.1 and D.2 in addition to complete working drawings and contract specifications, including layouts for site preparation and landscaping, architectural, plumbing, electrical, mechanical, signal system, and complete fire protection.

E. There shall be a separate kitchen floor plan for facilities that provide meal service operations. Construction shall be in compliance with Chapter VII (A - G) of R.61-25, and the floor plan shall depict:

1. Location of all equipment;

2. Make and model number of all equipment. All equipment used for the preparation and storage of food shall be approved and certified by the NSF International;

3. Garbage can wash pad on exterior with hot and cold running water;

4. Grease interceptor;

5. Floor drains;

6. Separate handwashing sinks;

7. Toilet and locker facilities for kitchen staff and volunteers;

8. Exhaust hood and duct system to the outside;

9. Hood extinguishing system.

F. Upon Department request, one (1) complete set of "as-built" drawings shall be filed with DHFC.