

Database updated through 21:11 V.A.R. February 7, 2005 (see [cumulative table](#))

12VAC5-371-430. General physical plant requirements.

A. Nursing facilities constructed prior to July 1, 1997, shall remain subject to the regulations under which they were constructed. When alterations are considered which affect the structural integrity of an existing building, the functional operation of the facility, fire safety, or the addition or relocation of beds:

1. The center shall be notified in writing of the proposed changes; and
2. Architectural drawings shall be submitted for alterations according to 12VAC5-371-410 C and the project approved in writing by the center before the changes are made.

Alterations in existing nursing facilities shall not be undertaken unless the changes meet the applicable standards of construction for new nursing facilities.

B. Resident rooms, service rooms, or service areas shall not be used as passageways to other resident rooms, service areas or required exits.

C. Courtyard walls containing doors or windows of one or more resident rooms shall be 30 feet between facing walls.

D. Rooms containing heat-producing equipment, such as boiler or heater rooms and laundries, shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of 10°F above the ambient room temperature.

E. Floor materials shall be easily cleanable and have wear resistance appropriate for the location involved.

Floors in areas used for food preparation or food assembly shall be water resistant and grease resistant. Joints in tile and similar material in these areas shall be resistant to food acids and shall have a nonslip surface.

F. Wall bases in kitchens and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor.

G. Wall finishes shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant.

H. Floor and wall penetrations by pipes, ducts, and conduits shall be tightly sealed.

I. Ceilings throughout the building shall be cleanable.

Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead ductwork and piping.

Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

J. Noise absorption or noise reduction ceilings shall be provided in corridors in patient areas, nurses stations, dayrooms, recreation rooms, dining rooms, and waiting areas.

K. Windows or their openings shall be designed so that persons cannot accidentally fall out of them when they are open.

L. Facilities shall be provided to clean and sanitize carts serving the central supply, dietary, and laundry services.

M. All lounge, activity, dining and recreation areas shall be comfortable and suitably furnished.

N. Handrails shall be mounted 34 to 36 inches above the finished floor on both sides of all corridors used by residents.

O. Paper towel dispensers, soap dispensers, and waste receptacles shall be provided at all handwashing facilities.

P. There shall be storage areas for maintenance equipment to support and maintain the needs of the facility.

Q. A separate room with appropriate equipment for hair care and grooming shall be provided.

Statutory Authority

§§[32.1-12](#) and [32.1-127](#) of the Code of Virginia.

Historical Notes

Derived from Virginia Register Volume 13, Issue 17, eff. July 1, 1997.