420-5-10-.18 Physical Plant.

(1) Location.
(a) The nursing facility site shall provide space to accommodate staff and visitor parking, service access, emergency access, outdoor resident activity space and other areas required to provide for the care and proper operation of the facility.
(b) The location and construction of all nursing facilities shall comply with local zoning, building, and fire ordinances. Evidence to this effect, signed by local fire, building, and zoning officials shall be furnished to the Alabama Department of Public Health.
(c) Nursing facilities shall be located on streets or roads which are kept passable at all times. Facilities constructed after the effective date of these rules shall be located on paved roads.

(2) Submission of Plans and Specifications.
(a) When construction is contemplated, either for new buildings, conversions, additions, or alterations to existing buildings coming within the scope of these rules, plans and specifications shall be submitted for review and approval to the Alabama Department of Public Health, in accordance with Alabama Administrative Code Rule 420-5-22, "Submission of Plans and Specifications for Health Care Facilities."
(b) Minor alterations and remodeling which do not affect the structural integrity of the building, which does not change functional operation, which does not affect fire safety, and which does not add beds over those for which the facility is licensed, need not be submitted for approval. Documentation shall be maintained for interior wall covering finishes.
(c) The renovation area of an existing nursing facility shall comply with the current requirements for new construction to the extent possible.

(3) Inspections. The Alabama Department of Public Health and its authorized representative shall have access to the site for inspection.

(4) General Requirements - The provisions of this section shall apply to all nursing facilities.
(a) Codes.
— Nursing facilities in existence at the time of current code adoption shall comply with the code requirements for an existing building.
— New nursing facilities, additions or alterations shall comply with the currently adopted code requirement for a new building.
(b) Renovations within an existing facility shall comply with the applicable codes and requirements for new work.
(c) The building shall be structurally sound, free from leaks and excessive moisture, in good repair, and painted at sufficient intervals inside and out.
(d) The interior and exterior of the building shall be kept clean and orderly.
(e) Maintain an effective pest control program so that the facility is free of pests and rodents.
(f) There shall be a minimum of twenty feet of clear space measured perpendicularly between a resident bedroom window and any structure outside the window. A peripheral view of the exterior shall be provided from newly constructed bedrooms.
(g) All water is to be obtained from a public water supply. If it is impossible to connect to a public water system, the private water system shall be approved by the Alabama Department of Public Health or its appropriate designated agency.

Water under pressure of not less than 15 lbs. per square inch is piped within the building to all sinks, toilets, lavatories, tubs and other fixtures requiring water.

An adequate supply of hot water for resident and service uses is available at all times. Temperature of hot water used by residents is automatically regulated by tempering valves and shall not exceed 110 degrees Fahrenheit.

In the laundry, provision shall be made to increase the water temperature to 160 degrees Fahrenheit unless manufacturer documentation can be provided for the chemical being used at a lower temperature.

There shall be procedures established to ensure that water can be provided for all essential services in the event of loss of the normal water supply.

(h) All liquid and human waste, including floor wash water and liquid waste from refrigerators, is disposed of through trapped drains into a public sanitary sewer system in localities where such system is available. In localities where a public sanitary sewer system is not available, liquid and human waste shall be disposed of through trapped drains and in a manner approved by the Alabama Department of Public Health or its appropriate designated agency.

Plumbing is so sized, installed and maintained to carry adequate quantities of water to required locations throughout the facility, to prevent contamination of the water supply, and to properly convey sewage and liquid wastes from the establishment to the sewerage or sewage disposal system, in such a manner and so that it does not constitute a source of contamination or create an unsanitary condition or nuisance.

Solid, non-infectious wastes are kept in leak proof, non-absorbent containers which shall be kept covered with tight fitting lids, and are disposed of in a manner approved by the Alabama Department of Public Health or its appropriate designated agency.

Solid wastes which are potentially infectious shall be burned on the premises in an incinerator approved by the Alabama Department of Public Health or disposed of in a manner approved by the Alabama Department of Public Health or its appropriate designated agency.

(1) Lighting shall meet the following requirements:

1. Lighting in nursing facilities shall meet the requirement as in the Illuminating Engineers Society (IES) Lighting Handbook Application volume.
2. Night lights shall be provided in bedrooms, hallways, toilet rooms and bathrooms. Glowing toggle switches are acceptable in toilet rooms and bathrooms.

(j) Screens shall be provided for all operable windows.

(k) All floors shall be smooth and free from cracks and finished so that they can be easily cleaned.

(l) Walls and ceilings shall be of sound construction and maintained in good repair.

(m) Each room occupied by residents shall have a ceiling height of eight feet or more (does not include furred area).

(n) Doors.

Hardware on all toilet and bathroom doors shall be operable from outside the room.

Bedroom doors shall not be equipped with hardware that will permit a resident to lock himself within the room.

Bedroom doors shall open into the bedroom.

To avoid danger of a resident falling and blocking the swing of a door, all doors to residents’ central baths and toilets shall swing out or be double-acting and equipped with an emergency stop release.
(o) Panic hardware shall be installed on each required exit door, as well as doors to and from exit stairs.
(p) All differences in floor levels within the building shall be accomplished by steps of not less than three, six-inch risers or ramps. Either shall be equipped with handrails on both sides. (See Ramps.)
(q) The nursing facility shall be well ventilated at all times.
   — Resident bedrooms shall be ventilated in such a manner as to supply fresh air and to prevent accumulation of objectionable odors.
   — All service areas shall be ventilated as permitted by codes.
(r) All facilities shall have access to public fire hydrant protection, or the equivalent approved by the local fire department or State Fire Marshal.
(s) Handrails shall be installed on both sides of all corridors normally used by residents except for areas between doors of 24 inches or less.
(t) A corridor smoke detection system shall be provided and consist of listed devices connected to the facility's fire alarm system. When the nursing facility is not totally sprinkled, smoke detectors shall be installed in living/recreation rooms, barber/beauty shops, examination rooms and hazardous areas.
(u) When heat detectors are installed in any area, they shall be listed self-restoring type, and electrically connected to the fire alarm system.
(v) Nurse Call System.
   1. Existing nursing facilities shall have an electrical nurse call system at the side of each bed which will provide an initial audible signal and a visual signal on an annunciator panel at the nurses’ station until deactivated. (Nursing facilities licensed after the effective date of these rules, both audible and visual signals must function until deactivated in the resident room.)
   2. Nursing facilities licensed after December 26, 1988, shall have an electrical nurse call station at each bed and a light over the door to the bedrooms on the corridor.
   3. An electrical nurse call system shall be provided in each resident toilet and bathroom and in additions to existing buildings and in remodeling after the effective date of these rules. This signal shall be distinct from the regular nurse call signal and turned off only at the emergency calling station.
   4. On new call systems, additional visible signals shall be installed at corridor intersections or in main corridor area where rooms are recessed if patient room call lights are not visible from the nurses’ station area.
   (w) Trash chutes are prohibited in nursing facilities.
   (x) Elevators.
      — New facilities with residents on one or more floors above the first floor shall be equipped with at least one automatic elevator of a size sufficient to carry a resident on a stretcher.
      — If an elevator is not installed in the existing nursing facility due to exits on each floor, each floor shall have a dining room, function room, and sunroom.
      — Annual inspections shall be made of elevators by qualified inspection service personnel and inspection documents maintained in the facility.
   (y) Sufficient general storage space shall be provided for the storage of equipment, supplies, etc., to prevent the need for storage in hallways or other non-storage areas of the facility and be adequately ventilated.
   (z) Facilities for Physically Handicapped. Necessary accommodations shall be made to meet the needs of persons with semi-ambulatory disabilities, sight and hearing disabilities, disabilities of coordination, as well as other disabilities in accordance with the American National Standard Institute (ANSI), A117.1 - 1992, *American National Standard for Buildings and Facilities - Providing Accessibility and Usability for Physically Handicapped People*. In nursing facilities existing prior to these rules, provisions shall be made to accommodate the handicapped.
(aa) Ramps and inclines, where installed, shall not exceed a rise of one foot in twelve feet of run, shall be finished with a non-slip surface and provided with handrails on both sides.

(bb) Open fire escapes are permitted in institutions licensed prior to October 9, 1957, provided such fire escapes meet the following requirements:
1. Must be of non-combustible material.
2. Must have a railing or guard at least four feet high on each unenclosed side.
3. Wall openings adjacent to fire escapes are protected with fire resistive doors and protected windows.
4. Doors leading to fire escapes shall open in the direction of exit and be provided with panic hardware.

(cc) Emergency Power.
1. Nursing facilities and additions to nursing facilities constructed after October 20, 1967, shall have an emergency generator.
2. Nursing facilities and additions to nursing facilities constructed prior to October 20, 1967, may have an automatic battery-powered system which will provide the emergency power required for at least 1½ hours. An emergency generator shall be provided if life support equipment systems are used.
3. As a minimum, emergency power shall be provided to the following:
   (i) Corridor Illumination.
   (ii) Exit and Directional Signs.
   (iii) Stair Illumination.
   (iv) Nurse’s Station Illumination.
   (v) Medicine Preparation Rooms/Medicine Cart Storage Room.
   (vi) Recreational Areas such as living rooms, dining rooms, day rooms, and chapels - in facilities built and renovated after December 28, 1988.
   (vii) Electrical Equipment Room, Generator Room and Boiler Room - in facilities built and renovated after December 28, 1988. Electricity may be switch controlled in these rooms.
   (viii) An Exterior Light at Each Exit.
   (ix) Fire/Smoke Alarm System.
   (x) Sprinkler pump system, if provided, and sprinkler riser room lighting.
   (xi) Telephone and paging system.
   (xii) Nurse call system and
   (xiii) Refrigerator for storage of drugs, if provided.

(dd) Mechanical, electrical, plumbing, heating, air conditioning, and water systems shall be installed to meet the requirements of local codes and ordinances and the applicable regulations of the State Board of Health at the time of construction.

(ee) All essential mechanical, electrical and resident care equipment shall be maintained in safe operating condition. The facility shall establish a written preventive maintenance program to ensure that all equipment is operative.

(ff) The use of portable heaters of any kind is prohibited except during emergency situations caused by severe weather that disables the normal heating system.

(gg) When life support systems are used, emergency electrical service shall comply with NFPA 99 and shall be provided by an emergency electrical generator located on the premises.

(hh) Fire alarm systems shall be tested monthly by an alarm initiating device to verify proper functioning of the alarm system. Documentation of the testing shall be maintained, noting the proper functioning of notification devices, releasing of dead holders and locks, operation of smoke dampers, and air handling unit shutdown.

(5) New Construction Requirements.
(a) The provisions of this section, in addition to the provisions of Chapter 420-5-10-.18(4), (6) & (7), shall apply to all new nursing facilities or additions or renovations to nursing facilities initially...
licensed after the effective date of these rules or to any existing nursing facility which meets or can readily be improved to meet these requirements.

(b) Facilities initially licensed, as well as additions or alterations to existing facilities, constructed after the effective date of these rules shall be classified as Health Care Occupancy, and shall comply, at the time of plan approval, with codes and standards adopted by the State Board of Health. See Alabama Administrative Code, Rule 420-5-22, for listing of adopted codes and standards.

(c) Doors.
- All doors in line of exit travel shall be hinged and shall swing in the line of travel.
- All exit doors serving residents including doors to stairs shall be as a minimum 44 inches wide.
- Doors to toilets used by residents in additions or new facilities shall be at least 34 inches wide.
- Where rated doors are required by code, a permanent label from an independent testing laboratory shall be attached to the door.

(d) Corridors in resident areas shall be at least eight feet wide, except as permitted by code.

(e) Exit passageways other than corridors in resident areas shall not be less than four feet wide.

(f) Corridors and passageways shall be unobstructed and shall not lead through any room or space used for a purpose that may obstruct free passage.

(g) Handrails shall be installed on both sides of all corridors normally used by residents except between doors in spaces 24 inches or less.
- The handrails shall have a circular grip, a clearance of 1 1/2 inch from the wall and be mounted 30-34 inches from the floor to the top of the rail.
- Handrails shall return to the wall at all terminations.
- Handrails may be omitted where service corridors are not part of a required exit from resident areas, the corridor is not a path of circulation from one resident area to another and cross corridor doors are installed. These doors shall separate resident corridors from service corridors and shall normally remain closed.

(h) Each tub or shower shall be in an individual room or enclosure with space for the private use of the bathing fixture, for drying and dressing. A separate toilet shall be available for each central bathing area without requiring entry into the general corridor.

(i) If a facility chooses to admit or retain residents requiring life support equipment, essential electrical distribution systems shall conform to a Type II System as required in NFPA 99. As a minimum, life support systems shall be provided in 10% of the bedrooms and receptacles every 50 feet on alternating walls in the corridor.

(6) Rooms, Spaces and Equipment - New and Existing Facilities.
(a) Nursing Unit. A nursing unit consists of the number of beds served from one nurses’ station and includes all of the necessary support areas required to provide care to the residents.
- 1. Each nursing unit shall have:
  - (i) Nurses station.
  - (ii) Clean utility room.
  - (iii) Medicine preparation room.
  - (iv) Soiled utility room or soiled holding room.
  - (v) Clean linen storage room.
  - (vi) Wheelchair and stretcher storage areas.
  - (vii) Janitor’s closet with mop sink or floor receptor and storage shelving.
  - (viii) Nourishment room.
  - (ix) Staff restroom.
- 2. On a nursing unit, no residents’ bedroom door shall be more than 150 feet from the nurses’ station.
(b) Bedrooms.
   1. All bedrooms shall have window(s) with the windowsills not more than three feet above
      the floor. Windows shall not be below grade.
   2. The window area shall not be less than one-tenth of the floor area.
   3. Residents’ bedrooms shall be located so as to minimize the entrance of odors, noise and
      other nuisances.
   4. Residents’ bedrooms shall be directly accessible from the main corridor of the nursing
      unit. Existing resident bedrooms may be accessible from any public space other than the dining
      room. In no case shall a resident’s bedroom be used for access to another resident’s room.
   5. The capacity of any new room shall not exceed two residents, and the capacity of existing
      rooms shall not exceed four residents.
   6. The minimum floor area of bedrooms, exclusive of toilets, closets, wardrobes, alcoves, or
      vestibules in facilities and additions to existing facilities constructed after October 20, 1967, shall
      be as follows: Private Room 100 Square Feet Multi-Resident Room 80 Square Feet Per Resident
   7. There shall be sufficient space to permit nursing procedures to be performed and to
      permit the placing of beds at least three feet apart, and three feet from the wall at the foot of the
      bed. Sides of beds shall maintain a minimum clearance of 12 inches from electrical outlets in walls,
      unless electrical outlet and plug protection is maintained.

(c) Provisions for privacy. Each multi-resident room shall have permanently installed cubicle
curtain tracks to permit enclosing each bed with curtains to allow for the privacy of each resident
without obstructing the passage of other residents either to the corridor, closet, or to the
     toilet/lavatory adjacent to the resident room.

(d) Accommodations for Residents. The minimum accommodations for residents shall include the
following:
   Residents shall be provided with a standard or adjustable bed.
   Chair and bedside table.
   Storage space for clothing, toilet articles and personal belongings.
   Bedside electrical call system for summoning aid.
   Waste paper receptacle.
   A headwall bed light must be mounted so that it is operable by the resident from the bed.
   Nursing facilities or additions to nursing facilities constructed after November 16, 1988,
   shall provide hand washing lavatory in each bedroom. It may be omitted from bedroom when a
   lavatory is provided in an adjoining toilet or bathroom.

(e) Isolation Room.
   Isolation rooms shall be provided at the rate of not less than one private bedroom per 50
   beds or major fraction thereof for the isolation of residents suffering from infectious diseases as
   defined by the Centers for Disease Control (CDC). The bedroom shall meet all of the requirements
   for bedrooms as previously stated in these regulations. Isolation bedrooms may be used to provide
   for the special care of residents who develop acute illnesses, have personality problems, or
   residents in terminal phases of illness. If central heating/cooling is provided, the air from the room
   shall be exhausted directly to the outside.
   Isolation rooms in nursing facilities shall have a lavatory within the room or within a
   private toilet.

(f) Nurses’ Station. The nurses’ station for each nursing unit shall include as a minimum the
following:
   Annunciator board for receiving residents’ calls.
   Cabinet space.
   Storage space for current residents’ charts.
   Working space and accommodations for recording and charting purposes by facility staff.
(g) Utility Rooms. In new nursing facilities and in additions to existing nursing facilities after December 26, 1988, a separate clean and soiled utility room shall be provided for each nursing unit.

1. The clean utility room shall contain as a minimum:
   - (i) Wall and base cabinets.
   - (ii) Counter space.
   - (iii) Counter top sink.
   - (iv) Paper towel dispenser.
   - (v) Soap dispenser.

2. The soiled utility room shall contain as a minimum:
   - (i) Paper towel and soap dispensers.
   - (ii) Shelves.
   - (iii) Cabinets for storage of poisonous substances; i.e., cleaning supplies, urine test products, etc.
   - (iv) Counter top.
   - (v) Large single compartment counter or freestanding service sink for chemical sterilization of bedpans, urinals and commode pails.
   - (vi) Wall mounted or counter top hand washing lavatory, separate from the service sink.
   - (vii) Soiled linen hamper(s).
   - (viii) Clinical sink or equivalent flushing-rim fixture unless toilet with bedpan lug and bedpan washer are provided in adjoining toilets to all bedrooms in the nursing unit.

3. In nursing facilities constructed prior to December 26, 1988, each nursing unit shall have at least a clean/soiled utility room, but it is recommended that a separate clean and soiled utility room be provided.

(h) Toilet and Bathing Facilities.

1. For all resident bedrooms, which do not have adjoining toilet and bath facilities, plumbing fixtures shall be provided within the nursing unit, according to the following ratio: Bathtubs or Showers 1 per 25 Beds Lavatories 1 per 6 Beds Toilets (water closets) 1 per 6 Beds
   - 2. Non-skid mats, or equivalent and grab bars shall be provided at tubs and showers. Grab handles on soap dishes are not acceptable for grab bars.
   - 3. Grab bars shall be provided at each water closet.

(i) Nourishment Room.

Nursing units in facilities and additions to facilities constructed after August 23, 1996, shall have a nourishment room containing a work counter, refrigerator, storage cabinet, and a sink for serving nourishments between meals. Ice for residents’ consumption shall be provided by icemaker units. The nourishment room shall include space for trays and dishes used in non-scheduled meal service.

Existing facilities shall provide a nourishment room in accordance with the above paragraph when the nursing unit is remodeled or expanded.

Nourishment room shall be separated from corridor by wall and door.

(j) Dining/Recreation/Sitting. In new nursing facilities or additions to nursing facilities, there shall be resident dining, and recreation/sitting areas in accordance with the following:

1. The total area set aside for these purposes shall be at least 20 square feet per bed for new facilities and for expanded facilities.
   - (i) Dining Room. The dining room shall be capable of seating 50% of the bed capacity.
(ii) Recreation/sitting area. These areas shall not include exterior porches and lobby/waiting room.

As a minimum, facility shall include two separate recreation/sitting areas and a dining area.

Each nursing unit shall contain at least one recreation/sitting area.

A minimum of at least one porch and/or glass enclosed sun parlor shall be provided for the use of residents.

(k) Physical Therapy. Physical therapy areas, if provided, shall be in a specifically designated area and shall include equipment and areas as needed to meet specific resident requirements and shall also include storage space for linens, supplies, and equipment, a counter top or wall hung handwash lavatory and a service sink in a counter or freestanding.

(l) Laundry.

1. The existing laundry room, or storage and counting area shall be located so that soiled linens are not carried through the food service area.

2. Laundries built, renovated, or added to after August 23, 1996, shall provide the following rooms and shall comply with the additional requirements:

(i) Adequate holding, and sorting room for control and distribution of soiled linen. Discharge from soiled linen chutes may be received within this room or in a separate room (soiled linen room).

(ii) The laundry shall be vented so that odors do not enter the nursing facility. Air shall not be recirculated into a heating or cooling system serving other areas of the nursing facility.

(iii) Corridors shall not be used to store or hold soiled linen or clean linen carts at any time of the day. Adequate space shall be provided in the soiled linen room and laundry processing room to prevent this.

(m) Beauty/Barber Shop. Nursing facilities or additions to nursing facilities licensed after November 16, 1988, shall have space and equipment for resident hair care and grooming. The room shall open to a corridor.

(n) Administration. The administrative department and services shall be located in a specifically designated area and shall include the following:

Administrator's office.

Business office.

Public lobby or waiting room.

Public toilets.

For facilities constructed after August 23, 1996, or when existing lobbies are renovated, handicapped public toilets accessible from the lobby/waiting room shall be provided.

(o) Support Offices. Nursing facilities or additions to nursing facilities constructed after August 23, 1996, shall provide office space for all support staff.

(p) Nursing facilities and additions to nursing facilities constructed after August 23, 1996, shall provide adequate closet or locker storage space for staff's work related personal items.

(q) Maintenance. Each facility shall provide facilities/room(s) to accommodate routine maintenance appropriate to the needs.

(7) Dietary (applies to all facilities).

(a) Food service facilities shall be located in a designated area and shall include the following rooms and spaces: food production, food service, food storage, dishwashing, dining room, dietary manager's office, water heating equipment, and janitor closet (mops, brooms, mop sink) in all facilities built after August 23, 1996.

(b) The dietetic service area shall be of such size and dimensions as to permit orderly and sanitary handling and processing of food. Avoid overcrowding and congestion of operations.

(c) Hand washing facilities. Hand washing facilities shall be provided in all food production and serving areas. Sinks shall be equipped with a soap dispenser and adequate supply of soap,
disposable towels, and hot and cold running water. The use of a common towel is prohibited. Hands must not be washed in sinks where food is prepared.

(d) Refrigeration. Where separate refrigeration can be provided, temperatures for storing perishable foods are: 32 to 38 degrees Fahrenheit for meats, 40 degrees Fahrenheit for dairy products, 45 to 50 degrees Fahrenheit for fruits and vegetables. If it is impractical to provide separate refrigeration, the temperature shall be maintained at 38 to 40 degrees Fahrenheit at all times. Frozen food shall be maintained at 0 degrees Fahrenheit or below.


(8) Sprinkler Systems. Provisions of AAC Chapter 420-5-10-.18 notwithstanding:

(a) By January 1, 2006, all totally unsprinklered nursing facilities, and nursing facilities in multi-story buildings with sections of a nursing facility unsprinklered, shall be protected throughout by a fire sprinkler system. By July 1, 2005, completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.

(b) By September 1, 2006, all nursing facilities in one-story buildings with unsprinklered building areas shall be protected throughout by a fire sprinkler system. By March 1, 2006, completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.

(c) By February 1, 2007, all remaining nursing facilities (those having isolated unsprinklered rooms) shall be protected throughout by a fire sprinkler system. By August 1, 2006, completed sprinkler plans for these systems shall be submitted to Public Health for review and approval. Where means of egress passes through building areas outside of a nursing facility, those areas shall be separated from the nursing facility by a 2-hour rated wall or shall be protected by a fire sprinkler system.


ALASKA

7 AAC 12.740. Laundry service

(a) Each facility, with the exception of home health agencies, frontier extended stay clinics, and intermediate care facilities for the mentally retarded, must provide a laundry service.

(b) A facility must develop and implement written procedures for handling, processing, storage, and transportation of linen in a manner that will prevent the spread of infection and will assure the maintenance of clean linen.

(c) If a facility operates its own laundry, it must be

(1) located so that steam, odors, lint, and objectionable noises do not reach patient or personnel areas;

(2) well-lighted, ventilated, and adequate in size for the needs of the facility;

(3) maintained in a sanitary manner and in good repair;
(4) separate from any storage area; and
(5) organized so that clean and soiled functions are physically separated.
(d) A facility must have laundry equipment that provides hot water at a temperature of 160 degrees Fahrenheit unless the facility uses an alternative disinfectant measure, including ozonized water, bleach, or a bleach byproduct, at a lower temperature recommended by the product manufacturer. If the facility uses an alternative disinfectant measure, the facility must develop a written policy and procedure for use of the product and must maintain documentation of the manufacturer's minimum recommended water temperature.
(e) Hand-washing and toilet facilities for laundry personnel must be provided at a location convenient to the laundry.
(f) Separate covered carts must be used for transporting soiled and clean linen. The carts must be clearly labeled and equipped with washable covers that are laundered or suitably cleaned daily.
(g) If laundry service is provided by an outside laundry service establishment, the facility must choose an establishment that meets the requirements of this section.

History: Eff. 11/19/83, Register 88; am 12/3/2006, Register 180; am 9/30/2007, Register 183

Authority: AS 18.05.040 AS 47.32.010 AS 47.32.030

7 AAC 12.750. Housekeeping service
(a) Each facility, with the exception of home health agencies and intermediate care facilities for the mentally retarded, must provide a housekeeping service.
(b) A facility must have routine cleaning procedures for furniture, floors, walls, ceilings, supply and exhaust grills, and lighting fixtures.
(c) A facility must have written procedures for cleaning all areas of the facility, including cleaning of a patient unit following discharge of a patient.
(d) Housekeeping personnel must wear clean cap, mask, and gown when cleaning a surgical or delivery suite.
(e) A facility must maintain sufficient housekeeping cleaning supplies and equipment. Separate equipment must be provided, as applicable, for operating rooms, delivery rooms, the nursery, and the dietary area. Housekeeping equipment and cleaning supplies, other than those in bulk, must be stored in designated housekeeping supply rooms. A detergent germicide must be used for all cleaning and dusting purposes. Mop heads must be removable and must be changed at least daily.
(f) Each facility must provide a sufficient housekeeping service to maintain the interior of the facility in a safe, clean, orderly and attractive manner and free from offensive odors.

History: Eff. 11/19/83, Register 88; am 5/4/97, Register 142; am 12/3/2006, (I) solaria, waiting rooms, and similar areas which are not permanently set aside, equipped, and staffed exclusively for inpatient bed care; and
(j) unfinished space, which does not include an area which is finished except for movable equipment.
(f) Bed space under construction on or after November 19, 1983 must contain,
(1) for each patient, fixed available oxygen, suction, a bedlight, and a closet;
(2) for every two patients, a lavatory with fixtures and adjacent toilet; and
(3) for each bed in a multiple-bed room, cubicle curtain tracks.
(g) Facilities in existence before January 1, 1995, will be allowed a variance of 10 square feet from the standards for square footage of patient rooms required by Guidelines for Design and Construction of Hospital and Health Care Facilities, adopted by reference in (b)(1) of this section.
(h) Except as provided in 7 AAC 12.150(h), the department may waive compliance with, or grant a variance from, a requirement in this section if the commissioner determines that an equivalent alternative is provided and the safety and well-being of patients is assured. If a facility wishes to obtain a waiver or variance, its governing body must apply in writing to the commissioner and must include in the application
(1) the justification for the waiver;
(2) an explanation of the reasons why the particular requirement cannot be satisfied;
(3) a description of the equivalent alternative proposed; and
(4) if the application for waiver involves fire safety or other municipal or state requirements,
evidence that it has been reviewed by the appropriate municipal or state authorities.

History: Eff. 11/19/83, Register 88; am 12/31/94, Register 132; am 5/4/97, Register 142;
am 9/1/2000, Register 155; am 12/17/2005, Register 176; am 6/23/2006, Register 178; am
12/3/2006, Register 180
Authority: AS 47.32.010
AS 47.32.030

Editor’s note: A copy of Guidelines for Design and Construction of Hospital and Health Care Facilities,
adopted by reference in 7 AAC 12.900(b) (1), may be obtained from the American Institute of
Architects Press, 1735 New York Avenue, Washington, D.C. 20006. To order a prepaid copy, call
(202) 626-7541 or (800) 2423837, press 4. For an order using a purchase order or that must be
billed, call (800) 365-2724.
The International Building Code and the International Mechanical Code referred to in 7
AAC 12.900(b) (5) and (b)(6), respectively, may be obtained from the International Conference of
Building Officials, 5360 Workman Mill Rd., Whittier, California 90601-2298; telephone: (800) 284-
4406; (562) 699-0541. Register 180
The National Fire Protection Association (NFPA) standards adopted by reference in 7 AAC 12.900(c)
may be obtained from the National Fire Protection Association, 1 Batterymarch Park, Quincy,
Massachusetts 02169-7471; telephone: (800) 344-3555.

ARIZONA

R9-10-914. Physical Plant Standards
An administrator shall ensure that:
1. A nursing care institution complies with:
a. The physical plant health and safety codes and standards incorporated by reference in A.A.C. R9-
1-412 applicable at the time of licensure; and
b. The requirements for Existing Health Care Occupancies in National Fire Protection Association
2. Architectural plans and specifications for construction, a modification, or a change in resident
beds or licensed capacity are submitted to the Department for approval according to the
requirements in 9 A.A.C. 10, Article 1;
3. Construction, a modification, or a change in resident beds or licensed capacity complies with the
requirements of this Article and the physical plant codes and standards incorporated by reference
in A.A.C. R9-1-412 in effect at the time the construction, modification, or change in resident beds or
licensed capacity and is approved by the Department;
4. A resident room has a window to the outside with window coverings for controlling light and
visual privacy, and the location of the window permits a resident to see outside from a sitting
position;
5. A nursing care institution has no more than two beds in a resident room unless:
a. The nursing care institution was operating before October 31, 1982, and
b. The resident room has not undergone a modification as defined in 9 A.A.C. 10, Article 1;
6. A resident room or a suite of rooms is accessible without passing through another resident’s
room;
7. A resident room or a suite of rooms does not open into any area where food is prepared, served, or stored;
8. A resident room that has more than one bed has a curtain or similar type of separation between the beds for privacy;
9. A resident room has a closet with clothing racks and shelves accessible to the resident;
10. A resident has a separate bed, a nurse call system and furniture to meet the resident’s needs;
11. If the nursing care institution has a semipublic swimming pool on the premises for the use of residents:
   a. The pool is enclosed by at least a five-foot-high wall, fence, or other barrier as measured on the exterior side of the wall, fence, or barrier;
   b. An opening in the wall, fence, or barrier does not exceed four inches in diameter;
   c. A wire mesh or chain link fence has a maximum mesh size of 1 3/4 inches as measured horizontally;
   d. The self-closing, self-latching gates are locked when the pool is not in use;
   e. The pool has safety rules conspicuously posted;
   f. A resident is supervised at all times when using the pool; and
   g. The pool conforms to state and local laws and rules for design, construction, and operation of semipublic swimming pools.

**Historical Note**

Adopted effective October 20, 1982 (Supp. 82-5). Section repealed, new Section adopted effective February 17, 1995 (Supp. 95-1). Section repealed; new Section made by final rulemaking at 9 A.A.R. 338, effective March 16, 2003 (Supp. 03-1).

**R9-10-915. Environmental and Equipment Standards**

An administrator shall ensure that:
1. A nursing care institution’s premises and equipment are:
   a. Cleaned according to policies and procedures or manufacturer's instructions to prevent, minimize, and control illness or infection; and
   b. Free from a condition or situation that may cause a resident or an individual to suffer physical injury;
2. A pest control program is used to control insects and rodents;
3. Tobacco smoking is permitted only in designated ventilated areas;
4. Biohazardous and hazardous wastes are identified, stored, used, and disposed of according to A.A.C. R18-13-1401;
5. There is space and equipment to meet the needs of the residents for:
   a. Individual and group activities;
   b. Community dining; and
   c. Any special therapies such as physical, occupational, or speech therapy;
6. There is lighting for tasks performed by a resident or a staff member;
7. The temperature in the nursing care institution is no less than 71° F or more than 84° F;
8. A nursing care institution is ventilated by windows or mechanical ventilation, or a combination of both;
9. The corridors are equipped with handrails on each side that are firmly attached to the walls and are not in need of repair;
10. Equipment used to provide direct care is:
   a. Maintained in working order;
   b. Tested and calibrated, if applicable, at least once every 12 months or according to the manufacturer's recommendations; and
   c. Used according to the manufacturer’s recommendations; and
11. Documentation of each equipment test, calibration, and repair is:
a. Maintained on the nursing care institution’s premises for one year from the date of the testing, calibration, or repair; and
b. Provided to the Department for review within two hours from the Department’s request.

Historical Note
Adopted effective October 20, 1982 (Supp. 82-5). Section repealed, new Section adopted effective February 17, 1995 (Supp. 95-1). Section repealed; new Section made by final rulemaking at 9 A.A.R. 338, effective March 16, 2003 (Supp. 03-1).

R9-10-916. Safety Standards
A. An administrator shall ensure that:
1. A disaster plan is developed, documented, and implemented that includes:
   a. Procedures for protecting the health and safety of residents and other individuals;
   b. Assigned responsibilities for each staff member;
   c. Instructions for the evacuation, transport, or transfer of residents,
   d. Maintenance of medical records, and
   e. Arrangements to provide any other nursing care institution services to meet the resident’s needs;
2. If applicable, a sign is placed at the entrance to a room or area indicating that oxygen is in use;
3. A plan exists for back-up power and water supply;
4. A fire drill is performed on each shift at least once every three months;
5. A disaster drill is performed at least once every six months;
6. Documentation of a fire drill required in subsection (A)(4) and a disaster drill required in subsection (A)(5) includes:
   a. The date and time of the drill;
   b. The names of each staff member participating in the drill;
   c. A critique of the drill; and
   d. Recommendations for improvement, if applicable;
7. Documentation of a fire drill or a disaster drill is maintained by the nursing care institution for 18 months from the date of the drill and provided to the Department for review within two hours of the Department’s request.
B. A fire safety inspection is conducted in the nursing care institution every 12 months by the fire authority having jurisdiction.
C. Documentation of the fire safety inspection is provided to the Department for review within two hours of the Department’s request.

Historical Note
Adopted effective October 20, 1982 (Supp. 82-5). Section repealed, new Section adopted effective February 17, 1995 (Supp. 95-1). Section repealed; new Section made by final rulemaking at 9 A.A.R. 338, effective March 16, 2003 (Supp. 03-1).

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400 PHYSICAL ENVIRONMENT
401 GENERAL STANDARDS FOR EXISTING STRUCTURES
402 GENERAL Every institution must be maintained, managed, and equipped to provide adequate care, safety, and treatment of each resident.
403 FACILITY GROUNDS AND PARKING
● All homes shall be provided with dust free drives and parking lots.
● Parking areas shall be provided in a ratio of one (1) individual parking space for each five (5) licensed beds.
404 DOORS
● All exterior doors shall be effectively weather stripped
● Doors shall swing into rooms except closet, toilet, and exit doors.
● The doors to all rooms, toilets, baths, and closets shall be legibly marked with names or numbers, as appropriate to identify the area.
● Exit doors shall not be locked in such a way that a key is necessary to open the door from the inside of the building. A latch or other fastening device on the door shall be provided with a knob, handle, panic bar or other simple type of releasing device, which is part of the door handle hardware, of which the method of operation is obvious even in darkness.

405 STANDARD PATIENT ROOMS, BATH, AND TOILET FACILITIES
405.1 Standard patient rooms shall not have more than five (5) beds.
405.2 Single standard patient rooms shall measure at least one-hundred (100) square feet. Multi-patient rooms shall provide a minimum of seventy-two (72) square feet per bed. Patient beds shall be located in rooms and placed at least three (3) feet apart in all directions and so located as to avoid contamination (respiratory droplets), drafts, excessive heat, or other discomfort to patients, to provide adequate room for nursing procedures and to minimize the transmission of disease.
405.3 Each standard patient room shall be equipped with or conveniently located near adequate toilet and bathing facilities; at least four (4) patients toilet facilities and three bathing units shall be provided for each thirty-five (35) beds. Each toilet facility shall be in a separate stall. Toilets shall be equipped with hand-washing facilities and toilet paper hangers.
405.4 Each standard patient room shall have hand-washing facilities with both hot and cold running water, unless adequately provided in a nearby room.
405.5 Each patient room shall have direct access to a corridor.
405.6 Rooms extending below ground level shall not be used for patients unless they are dry, well ventilated by required window space, and are otherwise suitable for occupancy. Non-ambulatory patients may not be housed below ground level.
405.7 Each patient room shall have a window not less than one-sixteenth (1/16) of the floor space or outside door arranged and located so that it can be opened from the inside. The window shall be so located that the patients have a reasonable outside view.
405.8 Each patient shall be provided with storage space, closet, or other enclosed space, within his/her room, for clothing and other possessions.
406 INTENSIVE CARE ROOM An intensive care room shall be provided for each thirty-five (35) beds or major portion thereof and shall be located near the nurses’ station. Each room shall have the standard square footage as set forth in these regulations. The room shall be provided with standard unit equipment and a lavatory with a gooseneck spout and elbow or wrist-action blade-handle controls, and a soap and a towel dispenser. At least one of these rooms is a single room which can be used for isolation.
407 CORRIDORS Corridors in facilities licensed prior to 1973 shall be at least six (6) feet wide.
408 HANDRAILS Standard handrails shall be provided on each side of the corridor in all areas used by patients; however, a six (6) foot passageway must be maintained. For six (6) foot corridors, a handrail shall be required only on one side.
409 BEDPAN CLEANING AND STORAGE ROOM There shall be one properly equipped bedpan cleaning room with deep metal sink. In addition to bedpan cleaning equipment, appropriate hand-washing facilities shall be provided. The room shall include equipment for sterilization (unless a separate central sterilization is provided).
410 DAY ROOM AND DINING ROOM A well lighted, clean, orderly, and ventilated room or rooms shall be provided for patient activities and for dining areas. A minimum of twenty (20) square feet per bed shall be provided for this purpose. At least half of the required area may be used for dining.
411 CEILINGS, WALLS AND FLOORS
411.1 Ceilings  Kitchens, and other rooms where food and drink are prepared shall have a smooth, nonperforated surface that is washable. Wallpaper shall not be used.
411.2 Walls  The walls of the facility shall be a smooth surface with painted or equally washable finish:
bullet They shall be without cracks, and in conjunction with floors, shall be waterproof and free from spaces which may harbor ants and roaches. The walls in the examining room and treatment room shall have waterproof paint.
bullet All walls shall be kept clean and in good repair.
411.1 Floors  All floor surfaces throughout the building shall provide a surface or finish which is smooth, waterproof, grease proof, and resistant to heavy wear. Safety devices shall be provided on ramps. All floors in baths, toilets, lavatories, beneath kitchen dish washing facilities and bedpan rooms shall have a floor covering of a continuous type. No cracks or joints in the floor covering shall be permitted in these rooms. Carpet is permitted as floor covering for the following areas, provided the carpet meets the following requirements: The carpet has a flame spread rating of seventy-five (75) or less, has a smoke density of one-hundred (100) or less, when the carpet is treated in accordance with NFPA 253, Flooring Radiant Panel Test.
bullet Offices
bullet Corridors
bullet Chapels
bullet Day rooms  No pad will be permitted under the carpet. The carpet is to be glued directly to the floor. Prior approval by the Division is required before the carpet is installed. In nursing homes where carpet is installed, the home must furnish equipment and have written cleaning procedures to clean and maintain the carpet. This equipment must include, as a minimum, a shampooer and wet/dry vacuum. Facilities presently having carpets in areas other than those listed above may keep that carpet as long as it is maintained properly and free of odors. If not properly maintained and free of odors, the carpet will be removed and replaced with a hard smooth surface.
412 HEATING AND COOLING
412.1 The institution shall be equipped with heating and cooling equipment that will maintain a minimum temperature of seventy-five (75) degrees F during winter and eighty (80) degrees F during summer in all patient areas when the temperature outside does not exceed ninety-five (95) degrees F. If temperature outside exceeds one-hundred (100) degrees F, there shall be a fifteen (15) degree F difference in exterior to interior temperature. If air conditioner should break down or malfunction, the OLTC should be notified immediately. Patients' toilets and bathroom temperature shall be maintained at eighty (80) degrees F. 412.2 Central heating systems shall be provided with Underwriters; approved temperature controls throughout the building.
413 LIGHTING
413.1 Each patient's room shall have natural lighting during the day and have general lighting at night. Natural lighting shall be augmented when necessary by artificial illumination.
413.2 Approved "exit" lights shall be provided at all exit areas and shall be continuously illuminated.
414 EMERGENCY POWER
The facility shall provide an emergency source of electrical power necessary to protect the health and safety of patients in the event the normal electrical supply is interrupted. The emergency electrical power system must supply power adequate at least for lighting in all means of egress; equipment to maintain fire detection, alarm, and extinguishing systems. Dry battery or wet-cell batteries may be used as emergency power in facilities where life support systems are not used. Where life support systems are used, emergency electrical service is provided by an emergency generator located on the premises.
415 WATER SERVICE
415.1 The water supply used by the institution shall meet the requirements of the Department of Health.
415.2 There shall be procedures to ensure water to all essential areas in the event of loss of normal water supply.
415.3 The water service shall be brought into the building to comply with the requirements of the Arkansas State Plumbing Code and shall be free of cross connections.
415.4 Hot Water Heaters
415.4.1 Hot water heating and storage equipment shall have sufficient capacity to supply four (4) gallons of water at one-hundred ten (110) degrees F (43 degrees C), per hour per bed for institution fixtures, one (1) gallon at one-hundred sixty (160) degrees F (71 degrees C), per hour per bed for the laundry and one (1) gallon at one-hundred eight (180) degrees F (82 degrees C) per hour per bed for the kitchen. The water temperature in patient areas shall not exceed one-hundred ten (110) degrees F (49 degrees C).
415.4.2 The hot water storage tank, or tanks, shall have a capacity equal to forty (40) percent of heater capacity.
415.4.3 Tanks and heaters shall be fitted with pressure temperature relief valves.
415.4.4 Temperatures of hot water at plumbing fixtures used by residents shall be automatically regulated by control valves. Water temperature in patient areas shall be checked weekly. 415.4.5 All gas, oil, or coal heaters shall be vented to the outside.
415.5 Plumbing and Other Piping Systems All plumbing systems shall be designed and installed in accordance with the requirements of Arkansas State Plumbing Code. From the cold water service and hot water tanks, cold water and hot water mains and branches shall be run to supply all plumbing fixtures and equipment which require hot and cold water or both for their operation. Pipes shall be sized to supply hot and cold water to all fixtures with a minimum pressure of fifteen (15) pounds at the top floor fixtures during maximum demand periods.
415.5.1 Water closets shall be the elongated type, and water closet seats shall be of the open-front type.
415.5.2 Gooseneck spouts shall be used for patients’ lavatories and sinks which may be used for filling pitchers.
415.5.3 Knee, elbow, wrist, or foot action faucets shall be used in treatment rooms.
415.5.4 An electrically operated water fountain shall be so located as to be accessible to patients.
415.5.5 Backflow preventers (vacuum breakers) shall be installed with any water supply fixture where the outlet’s end may at times be submerged. Examples of such fixtures are hoses, sprays, direct flushing valves, aspirators and under-rim water supply connections to a plumbing fixture or receptacle in which the surface of the water in the fixture or receptacle is exposed at all times to atmospheric pressure.
416 NURSES’ STATION Nurses’ stations shall be provided and so designated that they contain a minimum of sixty (60) square feet per each thirty-five (35) bed patient unit, and are not more than one-hundred twenty (120) linear feet from each patient room. The station shall include adequate storage and preparation areas(s), medication, toilet and hand-washing facilities, and sufficient lighting.
416.1 Separate utility room shall be provided for clean items and soiled items for each nurses’ station. They shall be mechanically ventilated to the outside and adequately lighted. Two or more electrical convenience outlets shall be provided for each utility room. Blade handle control faucets shall be provided. Gooseneck spouts shall be in a separate room and ventilated to the outside.
416.2 Closet for soiled linens shall be provided for each nurses’ station. This dirty linen storage shall be in a separate room and ventilated to the outside.
417 JANITORS’ CLOSETS
Janitors’ closets shall be provided for each nursing unit, and a separate janitor’s closet shall be provided within the kitchen area. These closets shall be provided with hot and cold running water,
a floor receptor or service sink, and shelves for the storage of janitorial equipment and supplies. The closets shall be mechanically vented to the outside. Janitor closets in patient areas must be kept locked.

418 NURSES' CALL SYSTEM A nurses' call system comprised of an electric buzzer and/or light system shall be so designed that the location of a call can be determined from the corridor and nurses' station. In addition emergency call stations shall be provided in all patient bath, toilet and shower areas. Wireless nurse call systems may be substituted for wired call systems. Wireless call systems shall meet the requirements set forth in Section 440 of these regulations.

419 FIRE ALARM SYSTEM Each nursing home shall have an electrically-supervised, manually-operated fire alarm system in accordance with Section 6-3 NFPA 101, Life Safety Code handbook that applies to their nursing home.

420 PHYSICAL ENVIRONMENT
421 STANDARDS FOR NEW CONSTRUCTION AND/OR ALTERATIONS
422 GENERAL
422.1 A "new institution" is one which had plan approved by the Office of Long Term Care and began operation and/or construction or renovation of a building for the purpose of operating an institution on or after the adoption date of these regulations. The regulations and codes governing new institutions apply if and when the institution proposes to begin operation in a building not previously and continuously used as an institution licensed under these regulations.
422.2 Additions to existing facilities shall meet the standard for new construction.
422.1 The requirements outlined under section 1400, General Standards for Existing Structures, also apply when applicable.

423 SITE LOCATION, INSPECTION, APPROVALS AND SUBSOIL INVESTIGATION
423.1 The building site shall afford good drainage and shall not be subject to flooding or be located near insect breeding areas, noise, or other nuisance producing locations, or hazardous locations, industrial developments, airports, railways, or near penal or other objectionable institutions or near a cemetery. The site shall afford the safety of patients and not be subject to air pollution.
423.2 A site shall be adequate to accommodate roads and walks within the lot lines to at least the main entrance, ambulance entrance, and service entrance. All facility sites shall contain enough square footage to provide at least as much space for walks, drives, and lawn space as the square footage contained in the building.
423.3 The building site shall be inspected and approved by the Division before construction is begun.

424 SUBMISSION OF PLANS, SPECIFICATIONS, AND ESTIMATES
424.1 When construction is contemplated either for new buildings, additions, or major alterations in excess of One-Hundred-Thousand dollars ($100,000), plans and specifications shall be submitted in duplicate one (1) to the OLTC and one (1) to the Plumbing Division of the Arkansas Department of Health, for review, along with a copy of the statement of approval from the Comprehensive Health Planning Agency. Final plan approval will be given by the OLTC.
424.2 Such plans and specifications should be prepared by a registered professional engineer or an architect licensed in the State of Arkansas (Act 270 of 1941 as amended) and should be drawn to scale with the title and date shown thereon. The Division shall be a minimum of three (3) weeks to review the drawing and specifications and submit their comments to the applicant. Any proposed deviations from the approved plans and specifications shall be submitted to the Division prior to making any changes. Construction cannot start until approval of plans and specifications have been reviewed from the Division. The Division shall be notified as soon as construction of a new building or alteration to an existing facility is started.
424.3 An estimate shall accompany all working plans and specifications when the total cost of construction is more than One-Hundred-Thousand dollars ($100,000).
424.4 Representatives from the Division shall have access to the construction premises and the construction project for purposes of making whatever inspections deemed necessary throughout the course of construction.

425 PLANS AND SPECIFICATIONS

425.4 All institutions licensed under these standards shall be designated and constructed to substantially comply with pertinent local and state laws, codes, ordinances, and standards. All new nursing home construction shall be in accordance with requirements of Section 10-132 if NFPA Standard 101, 1973 edition. Plans shall be submitted to the Division in the following stages.

425.1.1 Preliminary Submission Architect preparing plans should contact Office of Long Term Care for preliminary review.

425.1.2 Final Submission Step (1) Working drawings and specifications which shall be well prepared so that clear and distinct prints may be obtained; accurate dimensions and including all necessary explanatory notes, schedules and legends. Working drawings shall be complete and adequate for contract purposes. Separate drawings shall be prepared for each of the following branches of work; architectural, structural, mechanical and electrical; and shall include the following:

- Approved plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new buildings and structures, roadways, walks, and the extent of the areas to be seeded. All structures and improvements which are to be removed under the construction contract shall be shown. A print of the survey shall be included with the working drawings.
  - Plan of each floor and roof.
  - Elevations of each façade.
  - Sections through building
  - Scale and full size details as necessary to properly indicate portions of the work.
  - Schedule of finishes.

Step (2) Equipment Drawings: Large scale drawings of typical and special rooms indicating all fixed equipment and major items of furniture and movable equipment.

Step (3) Structural Drawings:

- Plans of foundations, floors, roofs, and all intermediate levels shall show a complete design with sizes, sections, and the relative location of the various members. Schedule of beams, girders, and columns shall be included.
- Floor levels, column centers, and offsets shall be dimensioned.
- Special openings and pipe sleeves shall be dimensioned or otherwise noted for easy reference.
- Details of all special connections, assemblies, and expansion joints shall be given.

Step (4) Mechanical Drawings: The drawings with specifications shall show the complete heating, steam piping and ventilation systems, plumbing, drainage and standpipe system, and laundry.

- Heating, steam piping, and air-conditioning systems.
  1. Radiators and steam heated equipment, such as sterilizers, warmers, and steam tables.
  2. Heating and steam mains and branches with pipe sizes.
  3. Sizes, types, and heating surfaces of boilers, furnaces, with stokers and oil burners, if any.
  4. Pumps, tanks, boiler breaching and piping and boiler room accessories.
  5. Air-conditioning systems with required equipment, water and refrigerant piping, and ducts.
  6. Exhaust and supply ventilating systems with steam connections and piping.
  7. Air quantities for all room supply and exhaust ventilating duct openings.
- Plumbing, drainage, and standpipe systems:
  1. Size and elevation of: Street sewer, house sewer, house drains, street water main and water service into the building.
  2. Locations and size of soil, waste, and vent stacks with connections to house drains, clean outs, fixtures, and equipment.
3. Size and location of hot, cold and circulating mains, branches and risers from the service entrance and tanks.
4. Riser diagram to show all plumbing stacks with vents, water risers, and fixture connections.
5. Gas, oxygen, and special connections.
6. Plumbing fixtures and equipment which require water and drain connections.
   ● Elevators and dumbwaiters: Details and dimensions of shaft, pit and machine room; sizes of car platform and doors.
   ● Kitchens, laundry, refrigeration and laboratories; These shall be detailed at a satisfactory scale to show the location, size, and connections of all fixed equipment.
Step (5) Electrical Drawings:
   ● Drawings shall show all electrical wirings, outlets, smoke detectors, and equipment which require electrical connections.
   ● Electrical Service entrances with switches, and feeders to the public service feeders shall be shown.
   ● Plan and diagram showing main switchboard power panels, light panels, and equipment.
   ● Light outlets, receptacles, switches, power outlets, and circuits.
   ● Nurses’ call systems with outlets for beds, duty stations, door signal lights, enunciators, and wiring diagrams.
   ● Fire alarm system with stations, signal devices, control board and wiring diagrams.
   ● Emergency electrical system with outlets, transfer switch, source of supply, feeders and circuits.
Step (6) Specifications: Specifications shall supplement the drawings to fully describe types, sizes, capacities, workmanships, finishes, and other characteristics of all materials and equipment and shall include the following:
   ● Cover or title sheet
   ● Index
   ● General conditions
   ● General Requirements
   ● Sections describing material and workmanship in detail for each class of work.
426 CODES AND STANDARDS The following codes and standards are incorporated into and made a part of these regulations:
426.2 The 1967-68 edition of the National Fire Code (NFPA) applies to existing facilities which met such standards as of June 1, 1976.
426.3 American National Standards Institute (ANSI) Standard No. A117.1, American Standard Specifications for making building and facilities accessible to, and usable by, the physically handicapped.
426.4 Arkansas State Plumbing Code.
426.5 Fire Resistance Index 1971, Underwriters Laboratories, Inc.
426.6 Handbook of Fundamentals, American Society of Heating, Refrigeration and Airconditioning Engineers (ASHRAE), United Engineer Center, 345 East 47th Street, New York, New York 10017.
426.9 Minimum Power Supply Requirements, Bulletin No. XR4-10 National Electrical Manufacturers Association (NEMA) 155 East 44th Street, New York, New York 10017.
427 STANDARD PATIENT ROOM AND TOILET DESIGN
427.1 Built-in closets shall be provided in each patient room for storage of clothing and other possessions.
427.2 Each patient bed shall be provided with a suitable fixed light equipped with a noncombustible shade to prevent direct glare for reading or other purposes, and capable of being switched on and off by the patient.
427.3 To ensure privacy in multi-patient rooms, each bed shall be provided with fixed flame retardant cubicle curtain. 427.4 Each patient room shall have an adequate toilet, bathing and hand-washing facility with hot and cold running water unless provided in an adjacent room.
427.5 Each room has direct access to a corridor and outside exposure, with the floor at or above grade level.
427.6 Every patient unit shall be provided with a bedside cabinet with at least two enclosed storage spaces. The top drawer shall be for storage of personal items and the bottom for individually assigned bedpans, urinals, etc.
427.7 Standard patient rooms shall measure at least one-hundred (100) square feet. Multi-patient rooms shall provide a minimum of eighty (80) square feet per bed.
427.8 Multi-patient rooms shall be limited to four beds.
428 INTENSIVE CARE ROOM DESIGN Other than requirements set forth for existing structures, 406, an intensive care room shall be mechanically vented to the outside and provided with a standard private toilet and hand-washing facility. The intensive care room may also serve as an isolation room.
429 CORRIDORS Corridors shall be at least eight (8) feet wide.
430 LAUNDRY Laundry in new facilities must provide complete separation (by partition) of the soiled laundry area (including washer) and the clean laundry area. A lavatory with soap and towel dispensers must be provided for the staff in each area, and a rinsing sink provided in the soiled laundry area. A linen folding table must be provided in the clean laundry area. If the laundry area is included in the main nursing home building, it shall be so located as to be as remote as possible from the patient area.
431 STORAGE There shall be a minimum of five (5) square feet per bed for general storage space provided in those cases where built-in closets are provided in patient rooms. It is recommended that this be concentrated in one general area except for small storage areas within the nursing units for wheelchairs, patient lifts, walkers, etc.
432 DIETETIC SERVICE AREA (LESS DINING AREAS)
432.1 The kitchen shall be located conveniently to the dining area. (Separation of the kitchen and dining areas by corridors should be avoided.)
432.2 The food service area shall provide adequate space and facilities for receiving food deliveries, storage, preparation, tray assembly, and distribution serving of food, dishwashing and utility cleaning, refuse collection and garbage disposal. The total area less dining area, shall not be less than nine (9) square feet per bed for the first one-hundred (100) beds and six (6) square feet per bed for all in excess of one-hundred (100) beds.
432.3 A suitable work area shall be provided for the dietitian or the dietary service supervisor.
432.4 The kitchen shall not serve as a passage between work or patient areas.
432.5 Adequate heat, light, and ventilation shall be provided.
432.6 Hand washing facility shall be provided in the dietary area with wrist-action blade-handle controls and gooseneck spout.
433 ADMINISTRATIVE OFFICES Separate office space shall be provided for administrative and business functions as follows:
● Office for the administrator.
● Office for the director of nursing services.
● Office or space for social and activity director.
434 RESIDENTS’ DINING AND RECREATION AREAS The total area set aside for residents’ dining and recreation purposes shall be not less than twenty (20) square feet per bed. Additional space shall be provided if the facility participates in a day care program. The areas shall be well lighted and well ventilated.

435 UTILITY ROOMS
435.1 Separate utility room shall be provided for clean items and soiled items for each nurses’ station.
435.2 Utility rooms shall be mechanically ventilated to the outside and adequately lights. Two or more electrical convenience outlets shall be provided for each utility. Blade-handle control faucets shall be provided. Gooseneck spouts shall be provided in the clean utility room.

436 BEDPAN ROOM There shall be at least one bedpan cleaning room. In addition to the bedpan cleaning equipment, hand-washing facilities with blade-handle controls shall be provided. There shall be provisions for equipment sterilization.

437 JANITORS’ CLOSETS Janitors’ closets shall be provided for each nursing unit, and a separate janitor’s closet shall be provided within the kitchen area. These closets shall be provided with hot and cold running water, a floor receptor and service sink, and shelves for the storage of janitorial equipment and supplies. The closets shall be mechanically vented to the outside. Janitor closets in patient areas must be kept locked.

438 LINEN CLOSETS Closets for clean linens shall be provided for each nurses' station.

439 SOILED LINEN CLOSETS Closet for soiled linens shall be provided for each nurses’ station. This dirty linen storage shall be in a separate room and ventilated to the outside.

440 NURSES’ CALL SYSTEM
440.1 In general patient areas, each room shall be served by at least one calling station, and each bed shall be provided with a call button. Two call buttons serving adjacent beds may be served by one calling station. Calls shall register with the floor staff at the nurses’ station and shall activate a visible signal at the patient’s room and audible signal at the nursing station. In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections if patient room lights are not visible from the nurses' station. Nurses' calling systems which provide two-way voice communication shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating.

440.2 A nurses’ call emergency button shall be provided for patients’ use at each patients’ toilet, bath and shower room. These call lights should be so designed that they can only be turned off in the patient area.

440.3 Wireless Nurse Call Systems - Facilities may substitute a wireless nurse call system for wired call systems or may operate both a wireless and a wired nurse call system in parallel. Wireless nurse call systems shall at a minimum:
   a. Provide a call button at each patient bed, bath, and toilet and at each whirlpool and each physical therapy room.
   b. Utilize FCC-approved radio frequencies. Frequencies must not interfere with or disrupt pacemakers, defibrillators, or other medical equipment.
   c. Receive only signals initiated from the manufacturer’s system.
   d. Provide signal coverage and penetration throughout the entire facility and all facility grounds.
   e. Provide an audible signal to any nurses’ station that provides coverage to the room from which the signal originates.
   f. Provide signaling for all wireless devices utilized by staff to receive the signal. Signaling shall include either an audible tone or vibration to alert the person carrying the receiving device, and shall display on the receiving device the specific location from which the signal originated.
   g. Provide escalation. Escalation means that if a signal is unanswered for a designated period of time, the signal is repeated and sent to other nurses’ stations or to facility staff that were not designated to receive the original signal.
441 NURSES' STATION Nurses' station shall be provided and so designed that they contain a minimum of sixty (60) square feet per each thirty-five (35) bed patient unit, and are not more than one-hundred-twenty (120) linear feet from each patient room. The station shall include adequate storage and preparation area(s), medication, toilet and hand-washing facilities, and sufficient lighting.

442 FIRE ALARM SYSTEM Each nursing home shall be an electrically supervised, manually operated fire alarm system in accordance with Section 6-3 NFPA 101, Life Safety Code handbook that applies to their nursing home.

443 LIMITATIONS The following limitations shall apply:
443.1 No nursing home shall be connected to any building other than a general hospital, chronic disease hospital, rehabilitation facility, boarding home, adult day care, or Home Health Agency. Upon request from the Office of Long Term Care, supporting documentation must be provided to evidence proper allocation of costs and compliance with all applicable state and federal laws and regulations.
443.2 A nursing home shall not be located within thirty (30) feet from another nonconforming structure or the property line of the facility except where prohibited by local codes.
443.3 Occupancies not under the control of, or not necessary to the administration of a nursing home are prohibited therein with the exception of the residence of the owner or manager.

444 CEILINGS, WALLS, AND FLOORS
● Ceilings shall be a minimum of eight (8) feet. (Refer to Section 411 for surfaces.)
● Walls (Refer to Section 411).
● Floors (Refer to Section 411).

445 WATER COOLER An electrically operated water fountain of an approved type shall be provided for each nurses' station. The water fountain shall be accessible to the physically handicapped. Water fountains must be recessed not to obstruct the corridor.

446-449 RESERVED

450 FURNISHINGS, EQUIPMENT, AND SUPPLIES

451 FURNISHINGS
451.1 Each patient's bed unit, bath and toilet shall be provided with a standard type, buzzer/light, nurses' call signal, or, alternatively when a wireless nurse call system is utilized, a call button designed to operate with the wireless nurse call system.
451.2 Each bed shall be provided with a light with a non-combustible shade to prevent direct glare for reading or other purposes.
451.3 To ensure privacy in multi-patient rooms, each bed shall be provided with flame retardant cubicle curtains; in existing facilities, partitions or free-standing folding screens may be used.
451.4 Each patient shall be provided with a rigid single bed in good repair measuring a minimum of thirty-six (36) inches in width. Beds shall be provided with three inch casters and at least two (2) of the four (4) casters shall be of the locking type. (Roll-away beds, cots, or folding beds are not acceptable.) The beds shall be equipped with a comfortable pillow and comfortable, firm mattress at least five (5) inches thick and shall be covered with a moisture repellent material. There shall be hospital type adjustable beds available for patients receiving bed nursing care.
451.5 Each patient shall be provided with a bedside table with a compartment or drawer for personal belongings, such as, soap, hairbrushes, combs, toothbrush and dentifrice, and a lower enclosed compartment for storage of individual bedpan or urinal (open-shelved stands are not acceptable.).
451.6 A comfortable chair shall be provided for each licensed bed and be available at the bedside unless contraindicated by the patient's condition.
451.7 Each window shall be provided with a shade or flame retardant curtains.
451.8 Bed rails shall be provided for bed patients and disoriented patients.
451.9 Furniture and play equipment used in the care of children shall be painted with lead free paint.
451.10 All wastebaskets shall be the metal type.

452 LINENS AND BEDDING
452.1 Extra pillows shall be available as need for treatment and/or comfort of patients.
452.2 Moisture proof rubber or plastic sheeting shall be provided as necessary to keep mattress of pillows clean or dry.
452.3 A supply of clean bed linen shall be available at all times. A minimum of two clean sheets and one pillowcase shall be provided for each bed on a weekly basis. Linens shall be changed as often as necessary in order to keep the patients clean, comfortable, and dry.
452.4 Each bed shall be covered with a suitable bedspread or blanket at least during the hours of the day when the bed is not occupied.
452.5 The minimum supply of linen based on patient capacity shall be:
Sheets -- four (4) times bed capacity
Draw Sheets -- three (3) times bed capacity
Pillowcases -- three (3) times bed capacity
Bath towels -- two (2) per patient per week
Washcloths -- four (4) per patient per week
Bedspreads or blankets -- two (2) time bed capacity
452.6 Blankets shall be provided to assure the warmth of each patient and shall be laundered to assure cleanliness and freedom from odors. The blankets shall be individually assigned to patients and not passed indiscriminately to patients without first being laundered.
452.7 Where laundry is provided on the facility premises:
452.7.1 An employee shall be designated in charge of the service.
452.7.2 Table linens shall be laundered separately from bed linen and clothing.
452.7.3 Patients and personal laundry shall not be washed with bed linen.
452.7.4 Equipment and doorways in existing laundries must be so arranged that soiled linen and clothing can be delivered to the washing machines without coming near the dryers and clean laundered material. Hand-washing facilities must be provided for the staff with soap and towel dispensers nearby.
452.7.5 Soiled linens shall be covered or placed in enclosed containers before being transported to the laundry.
452.7.6 Soiled linens shall be stored in a vented area designated only for soiled linens.
452.7.7 Infected linens shall be tagged with a label marked "Infected" prior to being sent to the soiled linen storage room. In the laundry, infected linens shall be disinfected by soaking in a chemical solution before being laundered.

453 EQUIPMENT AND SUPPLIES Nursing equipment and supplies shall be provided to meet the patients' needs and maintained in good condition to ensure adequate nursing care of the patients.
453.1 In nursing homes licensed as Intermediate Care Facilities, the following equipment and supplies shall be provided:
• Individual soap dishes
• Mouthwash cups
• Drinking glasses or cups
• Items for personal care and grooming
• Denture cups
• Wash basins
• Emesis basins
• Bedpans
• Bedpan covers
• Urinals
• Hypodermic syringes and needles
• Insulin syringes and needles
• Forceps and forceps jars
• Rubber and plastic sheeting
• Hot water bottles and ice caps with covers
• Grab bars in all bathtub, shower, and toilet areas
• Catheter trays and cover
• Irrigation stands or rods
• Suction machine for each thirty-five (35) patients or a major fraction thereof
• Occupational therapy equipment according to patient needs
• Adjustable crutches, canes and walkers for fifteen percent (15%) of licensed capacity
• One oxygen unit
• Enema equipment
• Rubber rings
• Flashlights
• Examination lights
• Gloves
• Footboards
• Bed rails
• Commode chairs
• Weight scales
• Thermometers
• Bedpan brushes and containers
• Sphygmomanometer
• A bed cover cradle
• Stethoscope
• First Aid equipment and supplies
• Heating pads (waterproof type)
• An emergency medical kit
• A stretcher (collapsible stretcher recommended)
• Trapeze frames for five percent (5%) of licensed capacity
• Wheelchairs for ten percent (10%) of licensed capacity
• Dressing cart or tray with sterile supplies

NOTE: * These items shall be assigned to individual patients, kept clean, and maintained or stored at patient’s bedside cabinet.

453.2 In nursing homes licensed as Skilled Nursing Facilities, the following equipment and supplies shall be provided in addition to the equipment and supplies necessary for facilities licensed as Intermediate Care Facilities:
• Additional trapeze frames as needed
• Oxygen unit (total of two (2) units required)
• Sterile I.V. equipment
• Tube feeding tray for each thirty-five (35) skilled care patients or major fraction thereof.
• One patient life for each thirty-five (35) skilled care patients or major fraction thereof.
• Wheelchairs for fifteen percent (15%) of licensed capacity
• Sphygmomanometer (total of two (2) required)
• Stethoscope (total of two (2) required)

454 CARE AND CLEANING OF MEDICAL SUPPLIES AND EQUIPMENT
454.1 In homes where commercially packaged sterile disposable items, i.e., dressings, syringes, needles, gloves, catheters, etc., are not provided, a method shall be utilized to achieve sterility for these required items. Suitable methods for sterilization are:
● Steam autoclave
● Pressure cooker
● Liquid sterilizing solution
● Dry heat sterilizer

454.2 Thermometers shall be disinfected by methods approved by the OLTC. One suitable method is to clean the thermometer thoroughly with soap and water and place in solution of iodine one percent (1%) and isopropyl alcohol for at least ten (10) minutes, and then rinse thoroughly with cold water before use.

454.3 Methods approved by the OLTC shall be used to sanitize bedpans, urinals, and emesis basins.

455 STORAGE

455.1 If bedpans, urinals, and emesis basins are assigned to individual patients, they shall be name labeled and stored in the patient's bedside cabinet. They shall be cleansed after each use and sanitized by an approved method at least weekly. If the utensils are not individually assigned, they shall be thoroughly cleansed and effectively sanitized between each use and stored in a bedpan room. After the discharge or transfer of any patient, all such equipment shall be cleansed and boiled or autoclaved prior to reuse.

455.2 There shall be convenient storage space for all linens, pillows, and other bedding items.

455.3 There shall be allotted at least five (5) square feet of general storage space per bed.

455.4 Approved storage shall be provided for all materials such as oxygen and flammable gases. One cylinder of oxygen may be chained onto a cart and maintained at each nurses' station for emergency use in the treatment of patients. All other such flammable gases shall be stored outside the building in a sheltered area or in an oxygen storage room having dual ventilation and at least a one and three-quarter (1 3/4) inch solid core door. Such gases shall be chained or secured in such manner to support them in an upright position. They shall not be stored in an exit-way.

455.5 Facilities shall be provided for storage and preparation of medications and treatments and for storage of active and inactive medical records.

455.6 Storage space shall be provided for recreational equipment and supplies.

456-469 RESERVED

470 HOUSEKEEPING/MAINTENANCE

471 HOUSEKEEPING - MAINTENANCE

471.1 Housekeeping services of the nursing home shall be under the direction of a full-time experienced person. The facility shall have on duty one (1) housekeeper per thirty (30) residents in order to maintain the nursing home. Housekeeping services shall be provided daily, including weekend daytime coverage and for clean up after the evening meal. Additional staff will be required if deficiencies are found that relate to personnel shortage.

471.2 Sufficient housekeeping and maintenance equipment shall be available to enable the facility to maintain a safe, clean, and orderly interior.

471.3 If a facility has a contract with an outside resource for housekeeping services, the facility and/or outside resource shall meet the requirements of these standards.

471.4 All rooms and every part of the building (exterior and interior) shall be kept clean, orderly, and free of offensive odors. Bath and toilet facilities and food areas shall be clean and sanitary at all times.

471.5 Rooms shall be cleaned and put in order daily.

471.6 If a patient keeps his own room, he shall be closely supervised to ensure a clean, orderly room.

471.7 After discharge of a patient, the room and its contents shall be thoroughly cleaned, aired, and disinfected if necessary. Clean linens shall be provided. All patients' utensils shall be washed and sanitized.

471.8 Polish or wax used on floors shall be of a type that provides a non-slip finish. Floors shall be maintained in a clean and safe condition.
471. 9 Deodorants shall not be used to cover up odors. Odor control shall be achieved by prompt cleansing of bedpans, urinals, and commodes, by the prompt and proper care of patients and soiled linens, and by approved ventilation.

471. 10 Attics, cellars, beneath stairs, and similar areas shall be kept clean of accumulation of refuse, old newspapers, and discarded furniture.

471. 11 Storage areas shall be kept in a safe and neat order.

471. 12 Combustibles such as rags and cleaning compounds and fluids shall be kept in closed metal containers and should be labeled as to contents.

471. 13 Buildings and grounds shall be kept free from refuse and litter.

471. 14 Storage facilities with proper ventilation shall be provided for mattresses.

471. 15 All useless items and materials shall be removed from the institution area and premises.

471. 16 Matches and other flammable or dangerous items shall be stored in metal containers with tight-fitting lids and labeled as to contents.

471. 17 Mechanical rooms, boiler rooms, and similar areas shall not be used for storage purposes.

471. 18 All inside openings to attics and false ceilings shall be kept closed at all times. The attic area shall be clean at all times.

471. 19 Mop heads shall be of the removable type and shall be laundered or replaced at frequent intervals to ensure a standard of cleanliness.

471. 20 Straw booms shall not be used for cleaning facility floors.

471. 21 Garbage must be kept in approved containers with tight-fitting covers. The containers must be thoroughly cleaned before reuse. Garbage or rubbish and trash shall be disposed of by incineration, burial, sanitary fill, or other approved methods. Garbage areas shall be kept clean and in a state of good repair.

471. 22 All poisons, bleaches, detergents, and disinfectants shall be kept in a safe place accessible only to employees. They shall not be kept in storage areas or containers previously containing food or medicine. Containers must have a label that states name, ingredients, and antidote.

471. 23 Unnecessary accumulation of possessions, including equipment and supplies of patients, staff, or the home's owner, shall not be kept in the home.

471. 24 A minimum of one (1) full-time laundry worker must be provided for each seventy (70) patients in the facility to ensure that clean linen and clothing is provided each patient and to ensure that dietary and nursing personnel are not required to perform laundry duties.

471. 25 Facilities that perform their own pest control, rather than employing licensed pest control experts or exterminators, and utilize restricted-use pesticides, shall be licensed by the Arkansas State Plant Board for the use of the pesticides. To obtain a list of restricted-use pesticides, please contact the Arkansas State Plant Board.

**Alzheimer's Special Care Unit**

**906 PHYSICAL ENVIRONMENT, DESIGN AND SAFETY**

a. Physical Design

In addition to the physical design standards required for the facility's license, an Alzheimer's Special Care Unit shall include the following:

1. A floor plan design that does not require visitors or staff to pass through the ASCU to reach other areas of the facility;

2. A multipurpose room or rooms for dining, group and individual activities, and family visits which complies with the LTC licensure requirements for common space;

3. Secured outdoor space and walkways that allow residents to ambulate, with or without assistive devices such as wheelchairs or walkers, but prevents undetected egress. Such walkways shall meet the accessibility requirements of the most current LTC and Americans with Disabilities Act (ADA) structural building codes or regulations at the time of licensure. Unrestricted access to secured outdoor space and walkways shall be provided, and such areas shall have fencing or barriers that prevent injury and elopement. Fencing shall be no less than 72 inches high;
Prohibit the use of plants that are poisonous or toxic for human contact or consumption; Visual contrasts between floors and walls, and doorways and walls, in resident use areas. Except for fire exits, exit doors and access ways shall be designed to minimize contrast and to obscure or conceal areas the residents should not enter; Non-reflective floors, walls, and ceilings to minimize glare; Evenly distributed lighting to minimize glare and shadows; and, A monitoring or nurses’ station with:
A. A call system to alert staff to any emergency needs of the residents; and,
B. A space for charting and for storage of residents’ records.

b. Physical Environment and Safety.
The Alzheimer’s Special Care Unit shall:
1. Provide freedom of movement for the residents to common areas and to their personal spaces. The facility shall not lock residents out of, or inside, their rooms;
2. Provide plates and eating utensils that have visual contrast between the plates, the utensils and the table, and that maximizes the independence of the residents;
3. In common areas, provide comfortable seating sufficient to seat all residents at the same time. The seating shall consist of a ratio of one (1) gliding or rocking chair for every five (5) residents;
4. Encourage and assist residents to decorate and furnish their rooms with personal items and furnishings based on the resident’s needs and preferences as documented by the ISP in the social history;
1. Individually identify each resident’s room based on the resident’s cognitive level to assist residents in locating their rooms, and to permit them to differentiate their room from the rooms of other residents;
2. Keep corridors and passageways through common-use areas free of objects which may cause falls, or which may obstruct passage by physically impaired individuals; and,
3. Only use public address systems in the unit for emergencies.

c. Egress Policies
The Alzheimer’s Special Care Unit shall develop policies and procedures to deal with residents who wander or may wander. The procedures shall include actions to be taken by the facility to:
1. Identify missing residents;
2. Notify all individuals or institutions that require notification under law or regulation when a resident is missing; and,
3. Attempt to locate the missing resident.

d. Locking Devices
1. All locking devices used on exit doors shall be approved by the OLTC, building code agencies, and the fire marshal having jurisdiction over the facility; shall be electronic; and shall release upon activation of the fire alarm or sprinkler system.
2. If the unit uses keypads to lock and unlock exits, directions for the keypad’s operations to allow entrance shall be posted on the outside of the door.
3. The keypads and locks shall meet the Life Safety Code. Staff shall be trained in all methods of releasing, or unlocking, the locking device.

Green House
608-699 RESERVED 700 GREEN HOUSE™ FACILITIES
701 INTENT
Green House™ facilities are an attempt to enhance residents’ quality of life through the use of a non-institutional facility model resulting in a residential-style physical plant and specific principles of staff interaction. The Greenhouse model utilizes small, freestanding, self-contained homes surrounding or adjacent to a central administration unit, each housing between ten (10) and twelve (12) private rooms, each with full bathrooms. The residents’ rooms are constructed around
a central, communal, family-style open space that includes a hearth, dining area, and residential-style kitchen. All residents' room entrances are visible from the central communal area. Each home is built to blend architecturally with neighboring homes. The intent of these regulations is to create a framework that encourages the construction and operation of Green House™ facilities.

702 DESIGNATION
To be designated by the Office of Long Term Care as a Green House™ facility, the facility meet the minimum standards, and have approval to use the Green House™ service mark, issued by the Green House™ Project and NCB Capital Impact at the time of designation and at all times thereafter.

703 STAFFING
Facilities designated by the Office of Long Term Care as Green House™ facilities shall employ the same staffing ratios and otherwise comply with Section 520 of these regulations; provided, however, that CNAs utilized in Green House™ facilities may act as universal workers. For purposes of this regulation, universal worker means a Certified Nurse Assistant (CNA) who, in addition to performing CNA duties, performs dietary, laundry, housekeeping and other services to meet the needs of residents.

800 HOMESTYLE FACILITIES
801 PILOT PROJECT
The construction and operation of HomeStyle facilities is a pilot project of the State of Arkansas to determine the efficacy of an alternative long-term care model. Facilities participating in the project will be required to maintain detailed medical and social records of residents. The records will contain an initial assessment of the medical and social conditions and needs of residents at the time of admission which will form a baseline measure. The baseline will be compared by the Office of Long Term Care or its designees with subsequent records maintained by the facility to determine the level of functioning, social interaction, and medical conditions of residents to determine whether HomeStyle facilities result in improvements in those areas, including but not limited to the type and dosage amounts and frequency of medications. Further, facilities will be required to maintain detailed financial records. To ensure accurate and reliable findings, the number of HomeStyle beds shall be limited to no more than one thousand (1000) in the state at any time. In the event that applications for the pilot program exceed one thousand (1000), the Office of Long Term Care shall have sole discretion in determining projects that shall be designated as HomeStyle facilities. Factors to be considered shall include, but not be limited to, the projected opening date of the project, the location of the project (in an attempt to locate projects in geographically and demographically diverse areas), whether the applicant has secured a Permit of Approval, whether the proposed project would meet criteria for approval by a nationally recognized organization that licenses, certifies, or permits the use of service marks for HomeStyle-type facilities, and related factors. To qualify for the project, a facility must return to the Health Services Permit Agency currently unoccupied facility beds in an amount equal to twenty percent (20%) of the total number of beds that will be utilized in the HomeStyle facility. The unused beds may originate from any location in the State of Arkansas. An exception will be provided when the owner of the proposed HomeStyle facility has no ownership interest, either directly or indirectly, in more than one other nursing facility.

802 DEFINITIONS
a. Clinical support team means non-universal workers of the entire facility that provide services to HomeStyle homes and any traditional nursing facility around which a HomeStyle home is constructed by providing support to self-directed or self-managed work teams through the development of goals and defining of roles, as well as providing services to residents. The clinical support team includes but is not limited to the Administrator, Director of Nursing, Assistant Director of Nursing, and MDS nurse.
b. **HomeStyle or HomeStyle facilities** means small, free-standing, self-contained homes that:

- Surround or are adjacent to a central administration unit, which may or may not be a traditional nursing facility;
- Provide up to twelve (12) private residents’ rooms that are shared only at the request of a resident to accommodate a spouse, partner, family member, or friend. Additionally, a spouse that does not meet medical criteria for nursing facility placement may reside in the room assigned to a spouse who is admitted to the facility and who meets medical criteria for admission. The facility may charge the spouse who does not meet medical criteria for room and board, as well as other services so long as the facility meets all requirements for cost reporting;
- Has a full, accessible private bathroom for each resident room that contains at a minimum a toilet, sink, and shower;
- Has the appearance of a residential dwelling for both the exterior and the interior;
- Has residents’ rooms constructed around a central, communal, family-style open space that includes a hearth, dining area, and residential-style kitchen. The central communal area shall contain a living area where residents and staff may socialize, dine, and prepare food together that, at a minimum, provides a living room seating area, a dining area large enough for a single table serving all residents in the home plus two staff members, and an open full kitchen. The communal area may include a gas fireplace with a fixed, “staycool” glass screen;
- Contains residential style design approach, scale, details, and materials throughout the home that are similar to the typical residential designs and finishes in the immediate surrounding community and does not contain or utilize commercial and institutional elements and products such as nurse station, medication carts, hospital or office type florescent lighting, acoustical tile ceilings, institutional style railings and corner guards, room numbering, labeling and signage that would not normally be found in a home setting. Where regulations require specific institutional elements, every effort shall be made to provide the institutional elements in a manner consistent with what might be found in a new home in the community (e.g., residential wall sconces used for required nurse call lights);
- Has outdoor space that:
  - A. Allows residents to ambulate, with or without assistive devices such as wheelchairs or walkers;
  - B. Signals staff wirelessly when someone enters the outdoor space from the HomeStyle home;
  - C. Is partially covered to protect from sun and elements under the covered area;
  - D. Provides for outdoor activities;
- Utilizes a wireless alert system or call system meeting the requirements in Section 440.3. The system shall also include, for residents who have been care planned to be at risk for wandering or elopement, location bracelets that permit residents to signal for assistance and permits staff to locate residents. Wired call or alert systems and overhead paging are not permitted;
- Utilizes a wireless communication and notification system for staff. The system shall provide a means for notification of staff both in the home and in other homes or other areas of the facility by other staff;
- Contains ample natural light in each habitable space provided through exterior windows and other means, with window areas, exclusive of skylights and clearstories, being a minimum of 10 percent (10%) of the area of the room;
- Has built-in safety features (e.g., magnetic locks on cabinets with chemicals or knives) to allow all areas of the house, including the kitchen and any staff office, to be accessible to the residents during the majority of the day and night;
- Provides self-directed care for residents through the establishment of self-managed or self-directed work teams consisting of certified nursing assistants;
Prepares and cooks at least 80% of resident meals in the HomeStyle home. Nothing in this regulation prohibits the consumption of foods:

A. Prepared outside the HomeStyle home by family, acquaintances or social organizations such as churches;
B. Grown in or on the grounds of the HomeStyle home by residents or staff; or,
C. Prepared by local retail eating establishments that are licensed or inspected by the Arkansas Department of Health;

Trains all staff involved in the operation of the project in the philosophy, operations, and skills required to implement and maintain self-directed care, self-directed or self-managed work teams, a non-institutional approach to life and care in long-term care, appropriate safety and emergency skills, and other elements required for successful operations and outcomes of the project;

Is designed to be fully independent and disabled accessible;

Has overhead lift tracks that run from the bed into the bathroom in each resident room;

Has at least one lift motor for each HomeStyle home;

Has separate slings for each resident in the facility who requires a lift;

Is not connected to, or shares, any area that would not typically be connected or shared between private homes in the surrounding community (such as a driveway); and,

Has all residents’ room entrances visible from the central communal area.

c Home or homes means each discrete HomeStyle unit housing up to twelve (12) private Residents’ rooms.

d. Person-directed care means a holistic model that takes into consideration each resident’s physical, mental, and social needs in the development of a care and treatment plan and the delivery of services that is driven to the greatest extent possible by resident choice, as opposed to an institutional medical model that is schedule and task driven.

e. Self-directed or Self-managed work team means the universal workers assigned to a specific HomeStyle home and who determine, plan and manage day-to-day activities in the house with little or no direct supervision.


g. Family-style dining means residential-style dining, in which all food is placed in serving bowls, platters and similar residential serving dishes on the table, residents and staff dine together, and residents are encouraged to serve themselves or serve themselves with help from staff.

h. Universal or Flexible Worker – A certified nursing assistant who has received additional training in the areas of dietary, housekeeping, activities, and laundry and is a member of the self-managed or self-directed work team.

803 DESIGNATION

Facilities meeting the requirements for HomeStyle shall be designated as such on the license issued to the facility, with the designation specifying the number of HomeStyle homes and the total number of beds in the HomeStyle homes. Facilities designated as Green House® facilities shall be deemed to be HomeStyle facilities, and the one thousand (1000) bed limitation shall include all beds for facilities designated or deemed to be Green House® or HomeStyle.

A facility may combine HomeStyle homes with a traditional nursing facility. However, the designation as HomeStyle shall apply only to those homes that meet the requirements for HomeStyle set forth herein and not to the facility as a whole.

900 ALZHEIMER’S SPECIAL CARE UNITS DEFINITIONS

Common Areas: Portions of the Alzheimer’s Special Care Unit exclusive of residents’ rooms and bathrooms. Common areas include any facility grounds accessible to residents of the Alzheimer’s Special Care Unit (ASCU).
906 PHYSICAL ENVIRONMENT, DESIGN AND SAFETY

a. Physical Design In addition to the physical design standards required for the facility’s license, an Alzheimer's Special Care Unit shall include the following:
1. A floor plan design that does not require visitors or staff to pass through the ASCU to reach other areas of the facility;
2. A multipurpose room or rooms for dining, group and individual activities, and family visits which complies with the LTC licensure requirements for common space;
3. Secured outdoor space and walkways that allow residents to ambulate, with or without assistive devices such as wheelchairs or walkers, but prevents undetected egress. Such walkways shall meet the accessibility requirements of the most current LTC and Americans with Disabilities Act (ADA) structural building codes or regulations at the time of licensure. Unrestricted access to secured outdoor space and walkways shall be provided, and such areas shall have fencing or barriers that prevent injury and elopement. Fencing shall be no less than 72 inches high;
4. Prohibit the use of plants that are poisonous or toxic for human contact or consumption;
5. Visual contrasts between floors and walls, and doorways and walls, in resident use areas. Except for fire exits, exit doors and access ways shall be designed to minimize contrast and to obscure or conceal areas the residents should not enter;
6. Non-reflective floors, walls, and ceilings to minimize glare;
7. Evenly distributed lighting to minimize glare and shadows; and,
8. A monitoring or nurses’ station with:
   A. A call system to alert staff to any emergency needs of the residents; and,
   B. A space for charting and for storage of residents' records.

b. Physical Environment and Safety. The Alzheimer's Special Care Unit shall:
1. Provide freedom of movement for the residents to common areas and to their personal spaces. The facility shall not lock residents out of, or inside, their rooms;
2. Provide plates and eating utensils that have visual contrast between the plates, the utensils and the table, and that maximizes the independence of the residents;
3. In common areas, provide comfortable seating sufficient to seat all residents at the same time. The seating shall consist of a ratio of one (1) gliding or rocking chair for every five (5) residents;
4. Encourage and assist residents to decorate and furnish their rooms with personal items and furnishings based on the resident's needs and preferences as documented by the ISP in the social history;
5. Individually identify each resident's room based on the resident's cognitive level to assist residents in locating their rooms, and to permit them to differentiate their room from the rooms of other residents;
6. Keep corridors and passageways through common-use areas free of objects which may cause falls, or which may obstruct passage by physically impaired individuals; and,
7. Only use public address systems in the unit for emergencies.

c. Egress Policies The Alzheimer's Special Care Unit shall develop policies and procedures to deal with residents who wander or may wander. The procedures shall include actions to be taken by the facility to:
1. Identify missing residents;
2. Notify all individuals or institutions that require notification under law or regulation when a resident is missing; and,
3. Attempt to locate the missing resident.
d. Locking Devices
1. All locking devices used on exit doors shall be approved by the OLTC, building code agencies, and the fire marshal having jurisdiction over the facility; shall be electronic; and shall release upon activation of the fire alarm or sprinkler system.
2. If the unit uses keypads to lock and unlock exits, directions for the keypad’s operations to allow entrance shall be posted on the outside of the door.
3. The keypads and locks shall meet the Life Safety Code.
4. Staff shall be trained in all methods of releasing, or unlocking, the locking device.

ARTICLE 6. PHYSICAL PLANT

s 72601. Alterations to Existing Buildings or New Construction.
(a) Alterations to existing buildings licensed as skilled nursing facilities or new construction shall be in conformance with Chapter 1, Division 17, Part 6, Title 24, California Administrative Code and requirements of the State Fire Marshal.
(b) Facilities licensed and in operation prior to the effective date of changes in construction regulations shall not be required to institute corrective alterations or construction to comply with such new requirements except where specifically required or where the Department determined in writing that a definite hazard to health and safety exists. Any facility for which preliminary or working drawings and specifications have been approved by the Department prior to the effective date of changes to construction regulations shall not be required to comply with such new requirements provided substantial actual construction is commenced within one year of the effective date of such new requirements.
(c) All facilities shall maintain in operating condition all buildings, fixtures and spaces in the numbers and types as specified in the construction requirements under which the facility or unit was first licensed. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72603. Space Conversion. Spaces approved for specific uses at the time of licensure shall not be converted to other uses without the approval of the Department. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72605. Notice to Department. The Department shall be notified in writing, by the owner or licensee of the skilled nursing facility, within five days of the commencement of any construction, remodeling or alterations to such facility. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72607. Patient Capacity.
(a) A facility shall not have more patients or beds set up for use than the number for which it is licensed except in case of emergency when temporary permission may be granted by the Director or designee.
(b) Patients shall not be housed in areas which have not been approved by the Department for patient housing and which have not been given a fire clearance by the State Fire Marshal except as provided in (a) above.
(c) The number of licensed beds shown on a license shall not exceed the number of beds for which the facility meets applicable construction and operational requirements.
(d) In the event that a vacant licensed bed is not available for training purposes, facilities with approved precertification training programs may request approval from the appropriate district office for the designation of a certain bed for clinical practice which would not be included as a bed licensed for the use of patients. The following criteria must be met in order to obtain approval:

(1) The bed is to be designated and utilized for training purposes only.
(2) The bed is to be located in nonpatient sleeping areas, e.g., class-room, examining room, etc. The location of the bed is to be indicated.
(3) The bed shall not be equipped with linen except during staff training hours.
(4) Under no circumstances is a patient to be assigned to the bed designated for training purposes.
(5) The approval of a bed for training purposes only shall be contingent upon the approval of the facility's precertification training program. If the facility discontinues its precertification training program, the approval for use of this bed for training purposes is automatically cancelled. Note: Authority cited: Section 208(a), Health and Safety Code. Reference: Section 437.10(a), Health and Safety Code.

s 72609. Patient Rooms.
(a) Each patient room shall be labeled with a number, letter or combination of the two for identification.
(b) Patients’ rooms shall not be kept locked when occupied except in rooms approved by the Department for seclusion of psychiatric patients.
(c) Only upon the written approval of the Department may any exit door, corridor door, yard enclosures or perimeter fences be locked to egress.
(d) Patient rooms approved for use by ambulatory patients only shall be identified as follows: The words “Reserved for Ambulatory Patient” in letters at least 1.25 centimeters (one-half inch) high shall be posted on the outside of the door or on the wall alongside the door where they are visible to persons entering the room. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72611. Special Rooms. Special rooms shall be maintained to meet the requirements of Section T17-410 of Title Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72613. Patient’s Property Storage and Room Furnishings.
(a) Each patient room shall be provided with a closet or locker space for clothing, toilet articles and other personal belongings.
(b) For each licensed bed there shall be provided:
   (1) A clean comfortable bed with an adequate mattress, sheets, pillow, pillow case and blankets, all of which shall be in good repair, and consistent with individual patient needs.
   (2) A bedside table, chair, overbed table and reading light all of which shall be in good repair.
Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72615. Provision for Privacy. Visual privacy for each patient shall be provided to meet the requirements of Section T17-070 of Title 24. Doors providing access to the corridor shall not be considered as meeting this requirement. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72617. Public Telephone.
(a) A telephone shall be installed to meet the requirements of Section E702-32 of Title 24. This may not be required in separate buildings having six beds or less which are restricted to occupancy by ambulatory patients.
(b) The telephone at the nurses station shall not be considered as meeting the requirements of this section. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72619. Space and Equipment for Autoclaving, Sterilizing and Disinfecting.
(a) A facility shall:
   (1) Maintain disposable sterile supplies in the amount necessary to meet the anticipated needs of the patients, or
   (2) Maintain autoclave equipment, or
   (3) Make contractual arrangements for outside autoclaving and sterilizing services.
(b) If a facility maintains a central supply and sterilizing area, it shall include but not be limited to:
   (1) An autoclave or sterilizer, which shall be maintained in operating condition at all times.
(A) Autoclaves shall be equipped with time recording thermometers in addition to the standard mercury thermometers, except for portable sterilizers and autoclaves.
(B) Instructions for operating autoclaves and sterilizers shall be posted in the area where the autoclaves and sterilizers are located.

(2) Work space.

(3) Storage space for sterile supplies.

(4) Storage space for unsterile supplies.

(5) Equipment for cleaning and sterilizing of utensils and supplies.

(c) The facility shall provide for:

(1) Effective separation of soiled and contaminated supplies and equipment from the clean and sterilized supplies and equipment.

(2) Clean cabinets for the storage of sterile supplies and equipment.

(3) An orderly system of rotation of supplies so that the supplies stored first shall be used first and that multi-use supplies shall be reautoclaved as they become outdated.

(4) Dating of materials sterilized.

(5) Loading of the autoclave or sterilizer.

(6) Checking of recording and indicating thermometers. Recording thermometer charts shall be on file for one year.

(7) Conducting monthly bacteriological tests. Reports of test results for the last 12 months shall be retained on file.

(8) Length of aeration time for materials that are gas-sterilized. Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72621. Housekeeping.

(a) Each facility shall routinely clean articles and surfaces such as furniture, floors, walls, ceilings, supply and exhaust grills and lighting fixtures.

(b) Schedules and procedures shall be posted which indicate the areas of the facility which shall be cleaned daily, weekly or monthly. The cleaning schedules and procedures shall be implemented.

(c) Cleaning supplies and equipment shall be available to housekeeping staff. Such cleaning supplies and equipment shall meet the following requirements:

(1) Cleaning supplies and equipment shall be stored in rooms for housekeeping use only.

(2) A commercial detergent germicide shall be used for all cleaning.

(3) Mop heads shall be removable and changed at least daily.

(d) Housekeeping personnel shall be employed to maintain the interior of the facility in a safe, clean, orderly and attractive manner free from offensive odors.

(e) A person qualified by experience and training shall be in charge of the housekeeping department.

(f) Janitor’s closets, service sinks and storage areas shall be clean and maintained to meet the needs of the facility.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Sections 1276 and 1599.1, Health and Safety Code.

s 72623. Laundry.

(a) When a facility operates its own laundry, such laundry shall be:

(1) Located in relationship to other areas so that steam, odors, lint and objectionable noises do not reach patient or personnel areas.

(2) Adequate in size, well-lighted and ventilated to meet the needs of the facility.

(3) Laundry equipment shall be of a suitable capacity, kept in good repair and maintained in a sanitary condition.

(4) The laundry space shall be maintained in a clean and sanitary condition.

(b) If the facility does not maintain a laundry service, the commercial laundry utilized shall meet the standards of this section.
(c) Laundry areas shall have, at a minimum, the following:
(1) Separate rooms for the storage of clean linen and soiled linen.
(2) Handwashing and toilet facilities maintained at locations convenient for laundry personnel.
(3) Separate linen carts labeled "soiled" or "clean linen" and constructed of washable materials which shall be laundered or suitably cleaned as needed to maintain sanitation.
(d) Written procedures for handling, storage, transportation and processing of linens shall be posted in the laundry and shall be implemented.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72625. Clean Linen.
(a) Clean linen shall be stored, handled and transported in a way that precludes crosscontamination.
(b) Clean linen shall be stored in clean, ventilated closets, rooms or alcoves, used only for that purpose.
(c) Clean linen not in covered storage shall be covered.
(d) Clean linen from a commercial laundry shall be delivered to a designated clean area in a manner that prevents contamination.
(e) Linens shall not be threadbare and shall be maintained in good repair.
(f) A supply of linen shall be provided sufficient for not less than three complete bed changes for the facility's licensed capacity.
(g) A supply of clean wash cloths and towels shall be provided and available to staff to meet the care needs of the patients.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72627. Soiled Linen.
(a) Soiled linen shall be handled, stored and processed in a manner that will prevent the spread of infection.
(b) Soiled linen shall be sorted in a separate room by methods affording protection from contamination.
(c) Soiled linen shall be stored and transported in a closed container which does not permit airborne contamination of corridors and areas occupied by patients and precludes cross contamination of clean linen.
(d) When laundry chutes are used to transport soiled linen, they shall be maintained in a clean, sanitary state.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72629. Provisions for Emptying Bedpans. Bedpans shall be emptied and cleaned in utility rooms unless toilets adjoining patients' rooms are equipped with flushing attachments and vacuum breakers. Bathtubs, lavatories or laundry sinks shall not be used for cleaning and emptying bedpans.

Note: Authority cited: Sections 208(a) and 1276, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72631. Signal Systems.
(a) A nurses' signal system shall be maintained in operating order as required by Section E702-30 of Title 24.
(b) Detachable extension cords shall be readily accessible to patients at all times.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72633. Utility Rooms. Utility rooms shall be maintained as required by Section T17-408 of Title 24.
Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72635. Handrails. Corridors shall be equipped with firmly secured handrails as required by Section T17-058(e), Title 24.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72637. General Maintenance.
(a) The facility, including the grounds, shall be maintained in a clean and sanitary condition and in good repair at all times to ensure safety and well-being of patients, staff and visitors.
(b) Buildings and grounds shall be free of environmental pollutants and such nuisances as may adversely affect the health or welfare of patients to the extent that such conditions are within the reasonable control of the facility.
(c) All buildings, fixtures, equipment and spaces shall be maintained in operable condition.
(d) Personnel shall be employed to provide preventive maintenance and to carry out the required maintenance program.
(e) Equipment provided shall meet all applicable California Occupational Safety and Health Act requirements in effect at the time of purchase. All portable electrical medical equipment designed for 110-120 volts, 60 hertz current, shall be equipped with a three wire grounded power cord with a hospital grade three prong plug. The cord shall be an integral part of the plug.
(f) The facility shall be maintained free from vermin and rodents through operation of a pest control program. The pest control program shall be conducted in the main patient buildings, all outbuildings on the property and all grounds.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72639. Air Filters.
(a) The licensee shall be responsible for regular inspection, cleaning or replacement of all filters installed in heating, air conditioning and ventilating systems, as necessary to maintain the systems in normal operating condition.
(b) A written record of inspection, cleaning or replacement, including static pressure drop, shall be maintained and available for inspection. The record shall include a description of the filters originally installed, the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) efficiency rating and the criteria established by the manufacturer or supplier to determine when replacement or cleaning is necessary.
(c) Following filter replacement or cleaning, the installation shall be visually inspected for torn media and by-pass in filter frames by means of a flashlight or equivalent, both with fans in operation and stopped. Tears in filter media and by-pass in filter frames shall be eliminated in accordance with the manufacturer’s directions and as required by the Department.
(d) Where a filter maintenance is performed by an equipment service company, a certification shall be provided to the licensee that the requirements listed in this section have been accommodated.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72641. Emergency Lighting and Power System.
(a) Auxiliary lighting and power facilities shall be provided as required by Sections E702-5, E702-6, E702-8 and E702-21 of Title 24, California Administrative Code. Flashlights shall be in readiness for use at all times. Open-flame type of light shall not be used.
(b) The licensee shall provide and maintain an emergency electrical system in safe operating condition and in compliance with subsections (d), (e), and (f). The system shall serve all lighting, signals, alarms and equipment required to permit continued operation of all necessary functions of the facility for a minimum of six hours.
(c) If the Department determines that an evaluation of the emergency electrical system of a facility or portion thereof, is necessary, the Department may require the licensee to submit a report by a registered electrical engineer which shall establish a basis for alteration of the system to provide reasonable compliance with Subarticle E702-B, Part 3, Title 24, California Administrative Code (Emergency Electrical Systems for Existing Nursing Homes). Essential engineering data, including load calculations, assumptions and tests, and where necessary, plans and specifications, acceptable to the Department, shall be submitted in substantiation of the report. When corrective action is determined to be necessary, the work shall be initiated and completed within an acceptable time limit.

(d) The emergency lighting and power system shall be maintained in operating condition to provide automatic restoration of power for emergency circuits within ten seconds after normal power failure.

(e) Emergency generators shall be tested at least every 14 days under full load condition for a minimum of 30 minutes.

(f) A written record of inspection, performance, exercising period and repair of the emergency electrical system shall be regularly maintained on the premises and available for inspection by the Department.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72643. Storage and Disposal of Solid Wastes.

(a) Solid wastes shall be stored and eliminated in a manner to preclude the transmission of communicable disease. These wastes shall not be a nuisance or a breeding place for insects or rodents nor be a food source for either.

(b) Solid waste containers shall be stored and located in a manner that will minimize odors in patient or dietary areas.

(c) Syringes and needles, before being discarded into waste containers, shall be rendered unusable.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72645. Solid Waste Containers.

(a) All containers, except movable bins used for storage of solid wastes, shall have tightfitting covers in good repair, external handles and be leakproof and rodent proof.

(b) Movable bins when used for storing or transporting solid wastes from the premises shall have approval of the local health department and shall meet the following requirements:

1. Have tight-fitting covers, closed when not being loaded.

2. Be in good repair.

3. Be leakproof.

4. Be rodent proof unless stored in a room or screened enclosure.

(c) All containers receiving putrescible wastes shall be emptied at least every four days or more if necessary.

(d) Solid waste containers, including movable bins, shall be thoroughly washed and cleaned each time they are emptied unless soil contact surfaces have been completely protected from contamination by disposable liners, bags or other devices removed with the waste. Each movable bin shall be accessible and shall have a drainage device to allow complete cleaning at the storage area.


s 72647. Infectious Waste. Infectious waste, as defined in Health and Safety Code Section 25117.5, shall be handled and disposed of in accordance with the Hazardous Waste Control Law, Chapter 6.5, Division 20, Health and Safety Code (beginning with Section 25100) and the regulations adopted thereunder (beginning with Section 66100 of this Title).

s 72649. Gases for Medical Use.
(a) Gases for medical use covered by this section are: carbon dioxide, cyclopropane, ethylene, helium, nitrous oxide, oxygen, helium-oxygen mixtures and carbon dioxide-oxygen mixtures.
(b) Provision shall be made for safe handling and storage of medical gas cylinders.
(c) Transfer of gas by facility personnel from one cylinder to another shall not be permitted.
(d) The piped oxygen or nitrous oxide system(s) shall be tested in accordance with the National Fire Protection Association Bulletin, NFPA No. 56F, Nonflammable Medical Gas Systems, 1973, by the National Fire Protection Association, 470 Atlantic Avenue, Boston, MA 02210, and a written report shall be maintained in each of the following instances:
(1) Upon completion of initial installation.
(2) Whenever changes are made to a system.
(3) Whenever the integrity of a system has been breached.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72651. Water Supply and Plumbing.
(a) Where water for human consumption is from an independent source, it shall be subjected to bacteriological analysis by the local health department or a licensed commercial laboratory at least every three months. A copy of the most recent laboratory report shall be available for inspection.
(b) Plumbing and drainage facilities shall be maintained in compliance with Part 5, Title 24, California Administrative Code, Basic Plumbing Requirements. Drinking water supplies shall comply with Group 4, Subchapter 1, Chapter 5, Division T17, Part 6, of Title 24, California Administrative Code.
(c) Vacuum breakers shall be maintained in operating condition where required by Section T17-210(c), Division T17, Part 6, Title 24, California Administrative Code.
(d) Hot water temperature controls shall be maintained to automatically regulate temperature of hot water delivered to plumbing fixtures used by patients to attain a hot water temperature in compliance with Section T17-210(e), Title 24, California Administrative Code.
(e) Minimum hot water temperature shall be maintained at the final rinse section of dishwashing facilities as required by Section T17-210(f), Division T17, Part 6, Title 24, California Administrative Code unless alternate methods are approved by the Department.
(f) Taps delivering water at or above the stated temperatures shall be in compliance with requirements specified in Section T17-214(e), Division T17, Part 6, Title 24, California Administrative Code. Special precautions shall be taken to prevent the scalding of patients.
(g) Grab bars, readily accessible to patients, shall be maintained at each toilet, bathtub and shower used by patients.
(h) Toilet, handwashing and bathing facilities shall be maintained in operating condition and in the number and types specified in construction requirements in effect at the time the building or unit was constructed. Those handwashing facilities listed in Section T17-208, Division T17, Part 6, of Title 24, California Administrative Code, shall not be equipped with aerators.
(i) If the facility accepts physically handicapped patients, the water closets, bathing and toileting appliances shall be equipped for use by the physically handicapped.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72653. Lighting.
(a) All rooms, attics, basements, passageways, and other spaces shall be provided with artificial illumination. As set forth in Parts 2 and 3 and Sections E702-e and E702-4, Part 3, Title 24, California Administrative Code.
(b) All patient rooms shall have a minimum of 30 foot candles of light delivered to reading or working surfaces and not less than 20 foot candles of light in the rest of the room.
(c) All accessible areas of corridors, storerooms, stairways, ramps, exits and entrances shall have a minimum of 20 foot candles of light.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

(a) A written manual on maintenance of heating, air conditioning and ventilation systems shall be adopted by each facility.
(b) A log shall be utilized to document maintenance work performed.
(c) When maintenance is performed by an equipment service company, a certification shall be provided to the licensee that the required work has been performed in accordance with acceptable standards. This certification shall be retained on file in the facility for review by the Department.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72657. Mechanical Systems.
Heating, air conditioning and ventilating systems shall be maintained in normal operating conditions to provide a comfortable temperature and shall meet the requirements of Section T17-105, Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72659. Screens. Screens shall be provided as required by Section T17-066, Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72661. Storage. Combined general and specialized storage space shall be maintained in accordance with Section T17-440, Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

s 72663. Space. All spaces located in the facility or internally connected to a licensed facility shall be considered a part of the facility and shall be subject to licensing regulations.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276 of the Health and Safety Code.

s 72665. Centralized Services Shared by Several Facilities. Services shared by several facilities shall meet the requirements of Section T17-101(3), Title 24, California Administrative Code.

Note: Authority cited: Sections 208(a) and 1275, Health and Safety Code. Reference: Section 1276, Health and Safety Code.

**Part 19 Secure units**

19.8 PHYSICAL FACILITIES. In addition to the physical plant requirements of these regulations, the facility shall provide at least 10 square feet per resident (excluding hallways) of common areas within the secure unit.

19.8.1 The facility shall identify its method for securing the unit and establish and implement procedures for monitoring the effectiveness of the security system.

19.8.2 Any facility that has an outside area or yard that residents in the non-secure areas of the facility may use shall establish a secure outside area for residents of the secure unit.
19.8.3 In accordance with 6 CCR 1011-1, Chapter II, Part 4, a facility may seek a waiver from the standards required in Part 18 of this Chapter that may be detrimental to resident needs, safety, or health.

19.9 REVIEW OF PLANS. A facility wishing to open a secure unit shall submit the fee for opening a secured unit, along with its plans for physical plant, staffing, and program to the Department for prior review of conformity with these standards.

**Part 20 Housekeeping Services**

19.8 PHYSICAL FACILITIES. In addition to the physical plant requirements of these regulations, the facility shall provide at least 10 square feet per resident (excluding hallways) of common areas within the secure unit.

19.8.1 The facility shall identify its method for securing the unit and establish and implement procedures for monitoring the effectiveness of the security system.

19.8.2 Any facility that has an outside area or yard that residents in the non-secure areas of the facility may use shall establish a secure outside area for residents of the secure unit.

19.8.3 In accordance with 6 CCR 1011-1, Chapter II, Part 4, a facility may seek a waiver from the standards required in Part 18 of this Chapter that may be detrimental to resident needs, safety, or health.

19.9 REVIEW OF PLANS. A facility wishing to open a secure unit shall submit the fee for opening a secured unit, along with its plans for physical plant, staffing, and program to the Department for prior review of conformity with these standards.

**Part 20. HOUSEKEEPING SERVICES**

20.1 ORGANIZATION. Each facility shall establish an organized housekeeping service that keeps the facility clean and orderly and free from odor resulting from poor housekeeping practices.

20.1.1 The facility shall provide a sufficient number of housekeeping personnel and adequate equipment.

20.1.2 Deodorizers shall not be used to cover up odors caused by unsanitary conditions, poor nursing care, or housekeeping practices.

20.2 EQUIPMENT AND SUPPLIES. Suitable equipment and supplies shall be provided for cleaning of all surfaces. Such equipment shall be maintained in a safe, sanitary condition.

20.3 DISINFECTANTS. Disinfectants shall be only those registered by the manufacturer with the United States Environmental Protection Agency and shall be stored in a manner approved by the Department.

20.4 STORAGE. Storage areas, attics, and cellars shall be kept safe and free from accumulations of extraneous materials such as refuse, discarded furniture, and old newspapers.

20.4.1 Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.

20.4.2 Cleaning compounds and other hazardous substances (including products labeled “Keep out of reach of children” on their original containers) shall be clearly labeled to indicate contents and (except when a staff member is present) shall be stored in a location sufficiently secure to deny access to confused residents. Janitors’ rooms used for storing disinfectants and detergent concentrates, caustic bowl and tile cleaners, and insecticides shall be locked.

20.4.3 Paper towels, tissues, and other absorbent paper goods shall be stored in a manner that prevents their contamination prior to use.

20.5 CLEANING METHODS. Cleaning shall be performed in a manner to minimize the spread of pathogenic organisms. Floors shall be cleaned regularly.

20.6 FLOOR SURFACES. Uncarpeted floors and adjacent base coving shall be maintained to provide a smooth, continuous, washable surface that is free of discoloration or staining. Polishes applied to uncarpeted floors shall provide a non-slip surface; throw or scatter rugs shall not be used except for non-slip entrance mats.

20.7 HANDWASHING. All personnel shall wash their hands thoroughly after handling waste products.
20.8 TRAINING AND SUPERVISION. Housekeeping personnel shall receive adequate supervision. Frequent in-service training programs shall be provided for housekeeping personnel.

20.9 POISON CONTROL. The facility shall maintain at each nurses’ station a current list of potentially hazardous substances in regular use by housekeeping and other staff and the name, manufacturer, EPA registration number, notation of where used and by whom, where stored, cautionary information, antidote if any, and phone number of the poison control center.

Part 21. LINEN AND LAUNDRY

21.1 LAUNDRY FACILITIES. Laundry facilities and/or contract with commercial laundry shall be provided with the necessary washing, drying, and ironing equipment having sufficient capacity to process a continuous seven-day supply based on ten pounds of dry laundry per bed per day. Laundry equipment shall meet all safety and sanitary requirements. The equipment shall be designed and installed to comply with all state and local laws. Laundry equipment, processing, and procedures shall render soiled linen and patient clothing clean and free from detergent, soap, and other chemical residues.

21.1.1 Laundry facilities and operations shall be located in an area separated from Resident Care Units.

21.1.2 In facilities constructed after the effective date of these regulations, there shall be proper spacing and placing of the equipment to minimize material transportation and operation, to avoid all cross traffic between clean and soiled linen, to provide balance of operations, and to provide storage between operations. The general air movement shall be from the cleanest areas to the most contaminated areas. Soiled laundry shall be processed frequently enough to prevent excessive unsanitary accumulations.

21.2 WASHING TEMPERATURE. The temperature of water during the washing and hot rinsing process shall be a minimum of 130 degrees F and for a combined period of time of at least 25 minutes, and the detergent shall be compatible with the wash cycle and temperature (as evidenced by purveyor statement or literature kept for inspection). Washers shall not be overloaded so as to limit adequate movement of contents and flow of water through the fabrics.

21.3 COMMERCIAL LAUNDRY SERVICES. If laundry facilities are not provided entirely within the facility there shall be a written contract between the facility and a commercial laundry service that provides for compliance with Section 21.2.

21.4 RESIDENT LINEN SUPPLY. Linen supply (top and bottom sheets, pillowcases, washcloths, bath and face towels) shall be at least three complete changes times the number of licensed beds. All linens shall be maintained clean, in good repair.

21.5 SOILED LINEN HANDLING. In removing and handling soiled linen from a bed, there shall be minimal shaking of the linen. Soiled linen, including blankets, shall be placed in bags tightly closed before removal from a bedroom. The bags shall remain closed, shall be removed from the Resident Care Unit at least every eight hours.

21.6 INFECTIOUS DISEASE LINEN. All linens and blankets from residents with infectious disease shall be placed in special bags identified “contaminated” and transported in these closed bags. Special measures shall be taken to insure the disinfection of contaminated laundry and protection of persons doing laundry.

21.7 SORTING AND PRE-RINSING. Pre-rinsing shall be permitted only in a designated room where approved facilities are provided. Sorting and all other linen and laundry operations shall be confined to the laundry facility and shall not be permitted in the resident’s room, bathtub, shower, lavatory or janitor’s closets.

21.8 LINEN CHUTES. If linen chutes are used, all soiled linen, clothing, and other items deposited in them shall first be enclosed in bags before placing then in chute. Linen chutes shall be cleaned regularly by methods approved by the Department.
21.9 SOILED LINEN CARTS. Carts and hampers used to transport soiled linen shall be constructed of or lined with impervious materials, cleaned and disinfected after use, and used only for transporting soiled linen.
21.10 SOILED LINEN STORAGE. The facility shall provide a separate soiled linen storage and sorting area, mechanically ventilated to the outside atmosphere. No re-circulation of air from this area is permitted.
21.11 HANDWASHING EQUIPMENT. Handwashing facilities shall be provided in the laundry facility.
21.12 HANDWASHING. All personnel shall wash their hands thoroughly after handling any soiled linen.
21.13 RESIDENT CLOTHING. Resident clothing and other laundry shall be processed and stored in a manner approved by the Department.
21.14 CLEAN LINEN STORAGE. A clean linen folding/storage room shall be provided as part of the laundry area, located adjacent to the drying equipment. Positive pressure shall be maintained in this area. Storage for clean linen for current use shall be provided on each Resident Care Unit.
21.15 CLEAN LINEN HANDLING. Clean linen shall be transported in a manner that preserves its clean condition so that it is clean at the site of its use.

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19-13-D5. Long-term hospitals: Chronic disease hospital
(a) Physical plant.
(1) The hospital buildings shall be of sound constitution and shall provide adequate space and equipment for patient accommodations and for service and other areas, in accordance with the requirements of the state department of health. Properly equipped diagnostic and therapeutic facilities shall be provided.
(2) The hospital buildings and equipment shall meet the requirements of the state fire safety code. (Reg. 29-40-1 et seq.) Annual application for a license shall be accompanied by a certificate of inspection by the local fire marshal.
(3) Areas in which explosive gases are used, and areas in which radioactive materials are used, shall meet the requirements of the state department of health for adequate protection of patients and personnel.
(4) The hospital buildings and equipment shall be maintained in a good state of repair and shall be kept clean at all times.
Physical plant.
A. General. Newly constructed facilities shall contain all the elements described herein and shall be built in accordance with the construction requirements outlined. Should there be a change of ownership of the facility, these standards shall be applicable insofar as existing structures physically permit. New additions and renovations to existing facilities shall be built in accordance with these standards. A safe, sanitary, and comfortable environment is a basic requirement for residents in the facility. If day care programs are to be incorporated in this building, additional supportive facilities shall be provided to accommodate the program. At no time shall any program reduce the minimum services required for this licensed facility.
(1) Site.
(a) The site shall be away from nuisances or foreseeable future nuisances detrimental to the proposed project’s program, such as industrial development, or other types of facilities that produce noise, air pollution or foreign odors.
(b) No facility of more than one-hundred and twenty (120) beds shall be constructed without public water and sanitary sewers.
(c) The building shall be of sound construction and provide an adequate maintenance program to ensure that the interior, the exterior and the grounds of the building are clean and orderly. All essential mechanical, plumbing, and electrical equipment for resident accommodations shall be in accordance with the requirements of the state department of health.

(d) All plans and specifications for new construction and/or alterations shall be submitted to and approved by the state department of health prior to the start of construction.

(e) Roads and walks shall be provided within the property lines to the main entrance and for service, including loading and unloading space for delivery trucks. Adequate off-street paved and lined parking stalls shall be provided at the ratio of one for each three residents.

(f) There shall be open outdoor area adjacent to the facility with a minimum of one-hundred (100) square feet per resident. This area shall consist of lawn and plantings and shall not be obstructed by other structures or paved parking areas, roads or sidewalks.

(2) Code.

(a) Every building hereafter constructed or converted for use, in whole or in part, as a home for aged and rest home shall comply with the requirements of the Basic Building Code, as prepared by the Public Works Department, State of Connecticut; except as such matters are otherwise provided in the rules and regulations authorized for promulgation under the provisions of the Basic Building Code.

(b) In addition to the state of Connecticut Basic Building Code, all homes for aged and rest homes must comply with the State of Connecticut Fire Safety Code, the National Fire Protection Association - 101 Life Safety Code, the State of Connecticut Labor Laws, local fire safety codes, zoning ordinances, and in cases where private water supply and/or sewerage is required, written approval of the local health officer and environmental health services division of the state of Connecticut department of health must be obtained. Only the most current code or regulation and the most stringent shall be used.

(3) Minimum services required.

(a) Lobby, with visitors' toilet rooms (to include facilities for each sex) and public telephone.

(b) Business or administration office.

(c) Resident rooms (see Sec. 19-13-D6(b), B.)

(d) Resident baths (see Sec. 19-13-D6(b), C.)

(e) Resident toilet rooms (see Sec. 19-13-D6(b), D.)

(f) Resident lounge or sitting room (see Sec. 19-13-D6(b), E.)

(g) Resident dining and recreation rooms (see Sec. 19-13-D6(b), F.)

(h) Resident recreation area (see Sec. 19-13-D6(b), G.)

(i) Central storage room (see Sec. 19-13-D6(b), I.)

(j) Laundry (see Sec. 19-13-D6(b), J.)

(k) Employees' facilities (see Sec. 19-13-D6(b), K.)

(l) Details of construction (see Sec. 19-13-D6(b), L.)

(m) Mechanical system (see Sec. 19-13-D6(b), M.)

(n) Electrical system (see Sec. 19-13-D6(b), N.)

(o) Emergency electric service (see Sec. 19-13-D6(b), O.)

(p) Provision for holding expired persons (adequately sized and ventilated space in unobjectionable location).

B. Resident rooms. Each resident room shall meet the following minimum requirements:

(1) Net minimum room clear floor area exclusive of closets, toilet rooms, lockers or wardrobes and vestibule shall be one-hundred and fifty (150) square feet in single rooms and one-hundred and twenty-five (125) square feet per bed in multi-bed rooms. Minimum dimensions of rooms shall not be less than eleven feet (11'). (2) No resident room shall be designed to permit more than two (2) beds.
(3) Windows. Sills shall not be higher than three feet (3') above the finished floor. Insulated window glass or approved storm windows shall be provided.

(4) The room furnishing for each resident room shall include a bed with a firm water-proof mattress, bedside stand, reading light, dresser or bureau with mirror and one (1) comfortable chair.

(5) Each resident's wardrobe or closet shall have a minimum clear dimension of one foot-ten inches deep by one foot-eight inches wide (1' 10" deep by 1' 8" wide) with full length hanging space, clothes rod and shelf.

(6) All resident rooms shall open to a common corridor (sheltered path of egress) which leads directly to the outside.

(7) Doors shall be three feet (3') wide and swing into the room.

(8) Ceiling height shall not be less than eight feet (8') above the finished floor.

(9) A resident unit shall be twenty-five (25) beds or fraction thereof.

C. Resident baths. Resident baths shall have one (1) separate shower or one (1) separate bathtub for each eight (8) beds not individually served. There shall be at least one (1) separate bathtub and one (1) separate shower in each resident unit. Grab bars shall be provided at all bathing fixtures. Each bathtub or shower enclosure in a central bathing area shall provide space for the private use of the bathing fixture and for dressing. Showers in central bathing areas shall not be less than four (4) square feet without curbs. Soap dishes in showers and bathrooms shall be recessed.

D. Resident toilet rooms.

(1) A toilet room with lavatory shall be directly accessible from each resident room and from each central bathing area without going through the general corridor. One (1) toilet room may serve two (2) resident rooms but not more than four (4) beds.

(2) Grab bars shall be provided at all waterclosets.

(3) Doors to toilet rooms shall have a minimum clear width of three feet (3').

E. Resident lounge or sitting room. Each resident wing and/or floor shall contain at least one (1) lounge area of two-hundred and twenty-five (225) square feet or nine (9) square feet per resident, whichever is greater.

F. Resident dining and recreation rooms.

(1) The total area designed for combined residents' dining and recreation purposes shall not be less than thirty (30) square feet per resident bed. Additional space shall be provided for non-residents if they participate in day care programs.

(2) Areas appropriate for an activities program shall be provided which shall:

(a) be readily accessible to wheelchair visitors.

(b) be of sufficient size to accommodate equipment and permit unobstructed movement of residents and personnel responsible for instructing and supervising residents.

(c) have storage space to store equipment and supplies convenient or adjacent to the area or areas.

(d) have toilet and handwashing facilities readily accessible.

G. Resident recreation area.

(1) Recreation areas are required.

(2) Space for recreation, if separated from dining area, shall contain fifteen (15) square feet per resident. This space shall be provided in one area. Lobby area shall not be included in recreation space.

(3) Ten (10) square feet per resident shall be provided for outdoor porches or paved patio areas.

H. Dietary facilities. The food service shall include space and equipment for receiving, storage, preparation, assembling and serving food; cleaning or disposal of dishes and garbage and space for a food service office in a facility of fifty (50) beds or more. In addition, the following shall apply:

(1) Kitchens shall be centrally located, segregated from other areas and large enough to allow for adequate equipment to prepare and care for food properly.
(2) Floors shall be waterproof, greaseproof, smooth and resistant to heavy wear, with coved corners and wall junctions. There shall be floor drains located where the most cleaning is required as in the dishwashing machine room, near the cooking area, etc.

(3) All equipment and appliances shall be installed to permit thorough cleaning of the equipment, the floor and the walls around them.

(4) A commercial dishwashing machine shall be provided in any facility with twenty-five (25) or more beds. A commercial dishwashing machine shall be in a separate room or in an area separated from the main kitchen by a partition of five feet (5') minimum height. There shall be adequate openings for entrance and exit of carts. There shall be space for trucks with dirty dishes at the beginning of the counter. For facilities of less than twenty-five (25) beds, a dishwasher is still required.

(5) Outside ventilation openings shall be screened and provide at least ten (10) air changes per hour. A working ventilating fan is required. A strong exhaust fan in the hood over the range and steam equipment is required. The hood shall be a box type with straight sides and provided with a fire extinguishing system.

(6) Service pipes and lines in food cooking and preparation areas must be enclosed and insulated.

(7) A dining section within the kitchen area is prohibited.

(8) A hand washing sink with a soap dispenser shall be provided. Single service towels and a covered waste receptacle shall be provided in the kitchen area for the exclusive use of kitchen personnel.

(9) A janitor's closet shall be provided with a floor receptor or service sink, storage space for housekeeping equipment and supplies, and shall be located within the dietary department.

(10) Food service equipment shall be arranged for efficient, safe work flow, a separation of clean and contaminated functions and shall provide:
   (a) Potwashing facilities.
   (b) Refrigerated storage for at least a three-day supply of food.
   (c) Dry storage for at least a three-day supply of food.
   (d) Enclosed waste disposal facilities.
   (e) A toilet room with lavatory conveniently accessible for dietary staff.

I. Central storage room.
   (1) A central storage room of not less than ten (10) square feet per resident bed concentrated in one area shall be provided, including shelving.
   (2) Storage should be located according to use and demand, but not in residents' rooms.

J. Laundry.
   (1) This service, if provided, shall be used exclusively for laundry and shall be remote from resident and food service areas, be self-contained, and shall not be accessible through any other room. The design shall provide for the separation of clean and soiled functions and shall include:
      (a) Basic mechanical services required for the installation of the laundry.
      (b) A soiled linen room.
      (c) A clean linen room separated from the soiled linen
      (d) Linen cart storage space.
      (e) A laundry processing room with equipment, including ironing, sufficient to process seven days' needs within the workweek.
      (f) A janitor's closet with storage space for housekeeping supplies and equipment, and a floor receptor or service sink for the laundry area.
      (g) Storage area for laundry supplies.
   (2) If laundry is processed outside the facility, the facilities in subdivisions (e) (f) and (g) need not be provided although space shall be designed in the laundry area for future installation of these areas as needed.
(3) Each facility shall have a separate area easily accessible to the resident for a domestic type washer and dryer for residents’ personal clothing and equipped for ironing. Coin-operated equipment shall not be provided.

(4) Facilities without city water or sanitary sewers shall not provide for commercial laundry processing on the well or leaching system serving the domestic needs of the facility.

K. Employees facilities.

(1) Toilet rooms. A separate room for each sex shall be provided for employees’ use only. One (1) watercloset and one (1) lavatory shall be provided for each twenty (20) employees of each sex up to one hundred (100) employees, and one (1) watercloset and (1) lavatory for each additional twenty-five (25) employees over one-hundred (100) employees. Provide one (1) urinal for nine (9) or more males up to forty (40) employees.

(2) Locker rooms. Separate locker rooms for each sex shall be provided, with adequate segregated space for employees’ clothing and personal effects. These lockers shall be installed in a completely divided area from the waterclosets and lavatories.

(3) Dining room. A separate dining room shall be provided for employee use in the amount of fifteen (15) square feet per employee dining at one time. This dining room shall not be included in the space requirement for any other area nor shall serve any other purpose.

L. Details of construction. A high degree of safety for the occupants in minimizing the incidence of accidents shall be provided. Hazards such as sharp corners shall be avoided. All details and finishes shall meet the following requirements:

(1) Corridors shall be at least six feet (6') wide.

(2) No door shall swing into the corridor.

(3) Handrails shall be provided on both sides of all corridors used by residents. They shall have ends rounded and returned to the walls, a clear distance of one and one-half inches (1 1/2") between handrail and wall and a height of thirty-two inches to thirty-four inches (32" to 34") above the finished floor.

(4) Thresholds and expansion joint covers shall be flush with the finished floor.

(5) Such items as drinking fountains, telephone booths, and vending machines shall be located so as not to project into the required width of exit corridors.

(6) All doors to resident toilet rooms, bathrooms and shower rooms shall be equipped with hardware which will permit access in any emergency.

(7) All doors opening to corridors shall be swing-type. Alcoves and similar spaces which generally do not require doors are excluded from this requirement.

(8) Grab bars and accessories in resident toilet rooms, shower rooms, and bathrooms shall have sufficient strength and anchorage to sustain a load of two-hundred and fifty (250) pounds for five (5) minutes.

(9) If linen and refuse chutes are used, they shall be designed as follows:

(a) Service openings to chutes shall have approved Class "B," one and one-half (1 1/2) hour fire rated doors.

(b) Service openings to chutes shall be located in a room or closet of not less than two (2) hour fire resistant construction, and the entrance door to such room or closet shall be a Class "B," one and one-half (1 1/2) hour fire rated door.

(c) Minimum diameter of gravity-type chutes shall be two feet (2') with washdown device.

(d) Chutes shall terminate in or discharge directly into collection rooms separate from laundry or other services. Separate collection rooms shall be provided for refuse and linen. Such rooms shall be of not less than two (2) hour fire-resistive construction and the entrance door shall be a Class "B," one and one-half (1 1/2) hour fire rated door with hardware as required by NFPA.

(e) Chutes shall extend at least four feet (4’) above the roof and shall be covered by an explosive type hatch.
(f) Chutes shall be protected internally by automatic sprinklers. This will require a sprinkler-head at the top of the chute and, in addition, a sprinkler-head shall be installed within the chute at alternate floor levels in buildings over two (2) stories in height. The room into which the chute discharges shall also be protected by automatic sprinklers.

(10) Dumbwaiters, conveyors, and material handling systems shall not open into any corridor or exitway but shall open into a room enclosed by not less than two (2) hour fire-resistive construction. The entrance door to such room shall be a Class "B," one and one-half (1 1/2) hour fire rated door.

(11) Janitor's closet. This room shall contain a floor receptor or service sink and storage space for housekeeping supplies and equipment. One (1) janitor's closet may serve a fifty (50) bed unit on each floor.

(12) Ceilings heights:
(a) Boiler room shall be not less than two feet-six inches (2’ 6”) above the main boiler header and connecting piping with adequate headroom under piping for maintenance and access.
(b) Storage rooms, residents' toilet rooms, and other minor rooms shall be not less than seven feet-eight inches (7’ 8") above the finished floor.
(c) All other rooms and corridors shall be not less than eight feet (8') above the finished floor.

(13) Boiler rooms, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of ten degrees (100) Fahrenheit above the ambient room temperature.

(14) Approved fire extinguishers shall be provided in recessed locations throughout the building not more than five feet (5') above the floor.

(15) For flame spread requirements, see the State of Connecticut Fire Safety Code.

(16) Floors generally shall be easily cleanable and shall have the wear resistance appropriate for the location involved. Floors in kitchens and related spaces shall be waterproof and greaseproof. In all areas where floors are subject to wetting, they shall have a non-slip finish.

(17) Adjacent dissimilar floor materials shall be flush with each other to provide an unbroken surface.

(18) Walls generally shall be washable and in the immediate area of plumbing fixtures, the finish shall be moisture proof. Wall bases in dietary areas shall be free of spaces that can harbor insects.

(19) Ceilings generally shall be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops and similar spaces.

(20) Ceilings shall be acoustically treated in corridors and resident occupied areas.

(21) All resident occupied rooms shall be provided with at least a one and three-quarter inch (1 3/4"), three-quarter (3/4) hour wood or metal door equal to “C” label construction with metal frame and positive latching.

(22) All operable windows shall be provided with screens.

M. Mechanical system.

(1) Elevators.
(a) At least one elevator shall be installed where one to fifty (1 to 50) resident beds are located on any floor other than the main entrance floor, or where resident facilities are located on a floor other than those containing resident beds.
(b) At least two (2) elevators shall be installed where fifty-one to one-hundred and fifty (51 to 150) resident beds are located on floors other than the main entrance floor, or where resident facilities are located on a floor other than those containing resident beds.
(c) At least three (3) elevators shall be installed where one-hundred and fifty to three-hundred and fifty (150 to 350) resident beds are located on floors other than the main entrance floor or where resident facilities are located on a floor other than those containing resident beds.
(d) For facilities with more than three-hundred and fifty (350) beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.

(e) An elevator vestibule shall be provided on each floor meeting the requirements of two (2) hour fire-resistant construction with self-closing one and one-half (1 1/2) hour fire rated doors held open by electro-magnetic hold open devices connected to an automatic alarm system.

(2) Steam and hot water systems.
(a) Boilers shall have the capacity, based upon the published Steel Boiler Institute or Institute of Boiler and Radiator Manufacturers' net ratings, to supply the normal requirements of all systems and equipment. If the licensed capacity of the facility exceeds one hundred (100) beds, a second boiler shall be required.
(b) Boiler feed pumps, condensate return pumps, fuel oil pumps, and circulating pumps shall be connected and installed to provide standby service when any pump breaks down.
(c) Supply and return mains and risers of space heating and process steam systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return end.
(d) Boilers and smoke breeching stacks, all steam supply piping and high pressure steam return piping and hot water space heating supply and return piping shall be insulated.

(3) Air conditioning, heating and ventilating systems:
(a) A minimum temperature of seventy-five degrees Fahrenheit (75 degrees F.) shall be provided for all occupied areas at winter design conditions.
(b) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at or near the point of discharge from the building.
(1) Outdoor ventilation air intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five feet (25') from exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight feet (8') above the ground level or, if installed through the roof, three feet (3') above roof level.
(2) The ventilation systems shall be designed and balanced to conform to accepted standards and/or applicable codes.
(3) Room supply air inlets, recirculation, and exhaust air outlets shall be located not less than three (3") inches above the floors.
(4) Corridors shall not be used to supply air to or exhaust air from any room. All interior rooms shall be mechanically ventilated.
(5) An approved fire damper shall be provided on each opening through each fire or smoke wall partition and on each opening through the floor of a vertical shaft.
(6) Cold air ducts shall be insulated where necessary to maintain the efficiency of the system or to minimize condensation problems.
(7) Exhaust hoods in food preparation centers shall have a minimum exhaust rate of one-hundred (100) cubic feet per minute per square foot of hood face area. All hoods over cooking ranges shall be equipped with fire extinguishing systems and heat-actuated fan controls. Cleanout openings shall be provided every twenty feet (20') in horizontal exhaust duct systems serving hoods.
(8) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and reasonable temperatures in the room and in adjoining areas.

(4) Plumbing and other piping systems.
(a) Plumbing fixtures.
(1) The material used for plumbing fixtures shall be of nonabsorptive acid-resistant material.
(b) Water supply systems.
(1) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.
(2) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(3) Hot, cold and chilled water piping and waste piping on which condensation or unnecessary heat loss may occur shall be insulated.

(4) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitors’ sinks.

(5) Flush valves installed on plumbing fixtures shall be of a quiet operating type.

(6) Hot water distribution systems shall be arranged to provide hot water at each hot water outlet at all times.

(7) Plumbing fixtures which require hot water and which are intended for resident use shall be supplied with water which is controlled to provide a water temperature ranging between one-hundred and ten degrees to one-hundred and twenty degrees Fahrenheit (110 degrees to 120 degrees F.) at the fixture.

(c) Hot water heaters and tanks. The hot water heating equipment shall have sufficient capacity to supply the water at the temperatures and amounts as required.

(d) Drainage systems. Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of or condensation from necessary overhead piping systems.

(e) Fire extinguishing systems. Automatic fire extinguishing systems shall be installed in areas such as: Central soiled linen holding rooms, maintenance shops, refuse collection rooms, bulk storage rooms, and adjacent corridors, attics accessible for storage, and refuse chutes. Storage rooms of less than one hundred (100) square feet in area and spaces used for storage of non-hazardous materials are excluded from this requirement if construction is non-combustible.

N. Electrical system.

(1) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and distribution panelboards shall be enclosed or guarded to provide a deadfront type of assembly. The main switchboard shall be located in a separate enclosure accessible only to authorized persons. The switchboard shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space free of corrosive fumes or gases. Overload protective devices shall be suitable for operating properly in the ambient temperature conditions.

(2) Lighting and appliance panelboards shall be provided for the circuits on each floor. This requirement does not apply to emergency system circuits.

(3) All spaces occupied by people, machinery, and equipment within the building, and the approaches thereto, and parking lots shall have electric lighting.

(a) Residents’ bedrooms shall have general lighting.

(b) One lighting fixture for general lighting shall be exclusively wired to a switch at the entrance to each resident room.

(c) A reading light shall be provided for each resident.

(d) Residents’ reading lights shall not be switched at the door.

(e) All switches for control of lighting in resident areas shall be of the quiet operating type.

(4) Each resident bedroom shall have duplex receptacles at least eighteen inches (18") above the floor as follows: One on each side of the head of each bed, for parallel beds. Only one duplex receptacle is required between beds, and one on at least one other wall. Single receptacles for equipment, such as floor cleaning machines, shall be installed approximately fifty feet (50') apart in all corridors. Duplex receptacles for general use shall be installed approximately fifty feet (50') apart in all corridors and within twenty-five feet (25') of ends of corridors.
(5) A calling station shall be installed in each resident room to meet the following requirements: Each resident room shall be equipped with at least an audible call bell system connected to an annunciator panel in the manager's office and employees' sleeping area where there is staff twenty-four (24) hours a day. If the office is not staffed twenty-four (24) hours a day, the call system shall indicate the source of the call, both audibly and visually. In addition to activating the annunciator panel, the call bell shall turn on a light located directly over the door of the resident room. In lieu of this requirement, a telephone system may be used if the same functions are accomplished when the received is lifted.

(6) A manually-operated, electrically-supervised fire alarm system shall be installed in each, facility. In multi-story buildings, the signal shall be coded or otherwise arranged to indicate the location of the station operated. The fire alarm system should be connected to a municipal system, if possible. Pre-signal systems will not be permitted. In multistory buildings, with more than twenty-five (25) residents, an annunciator panel shall be provided.

O. Emergency electric service.
(1) To provide electricity during an interruption of the normal electric supply that could affect the care and safety of the occupants, an emergency source of electricity shall be provided and connected to all circuits for lighting and power.

(2) The source of this emergency electric service shall be as follows:
(a) An emergency generating set, including the prime mover and generator, equipped with an automatic transfer switch, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical system. The emergency generator set shall be of sufficient kilowatt capacity to supply all lighting and power load demands of the emergency system and shall have an automatic transfer switch which will start the emergency generator within ten (10) seconds. The power factor rating of the generator shall be not less than eighty percent (80%). Where fuel is normally stored on the site, the storage capacity shall be sufficient for three (3) days operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required.

(3) Emergency electric service shall be provided to circuits as follows:
(a) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of all resident bedrooms and resident service areas such as dining rooms, day rooms and recreation areas. Emergency heating of resident bedrooms will not be required in areas where the home is supplied by at least two (2) utility service feeders, or a network distribution system fed by two (2) or more generating sources, with the feeders so routed, transfer switch connected, and protected that a fault anywhere between the sources and the facility will not likely cause an interruption of more than one of the service feeders.
(b) Where more than one (1) elevator is provided, at least one (1) shall be connected to the emergency electrical system.

P. If residents are housed in two (2) or more buildings not directly connected one with another, each such building shall be treated as a separate unit.

Q. Each resident room shall be numbered; the number, together with the licensed capacity of each room, shall be posted by each door. The census shall not exceed the number for which the license is issued, nor shall the number of residents in any room exceed the licensed capacity of that room.

R. The buildings, equipment and precautions taken to provide for the safety of residents and employees shall be approved by the state department of health. An annual certificate from the local fire marshal that fire precautionary measures meet his approval shall be submitted with the annual application for license.

S. The buildings, equipment and site shall be maintained in a good state of repair and shall be kept clean at all times.
(c) Administration.
(1) The proprietor or licensee of the residential care home shall be responsible for operation of the residential care home in compliance with these regulations.
(2) The proprietor or licensee of the residential care home shall be responsible for submitting every two years to the department an application for license and such reports as may be required.
(3) The licensee shall furnish, with his initial application, character references from three responsible people not related to him. He shall also furnish, every two years with his initial and each subsequent application, a certificate of physical and mental health signed by a physician.
(4) Sufficient capable personnel of good character and suitable temperament shall be employed to provide satisfactory care for the residents.

(A) The residential care home shall maintain records on file at the residential care home documenting that all new staff received an initial orientation prior to being allowed to work independently including, but not limited to, safety and emergency procedures for staff and residents, the policies and procedures of the residential care home, and resident rights. Such records shall be kept at the residential care home for not less than two (2) years after the termination of employment of the staff person or service as a volunteer.

(B) Continuing education for program staff shall be required for one (1) percent of the total annual hours worked (to a maximum of twelve (12) hours) per year. Such education shall include, but is not limited to, resident rights, behavioral management, personal care, nutrition and food safety, and health and safety in general.

(C) The licensee of the residential care home shall develop, implement and maintain a written plan for continuing education for program staff at the residential care home.

(D) The licensee shall have records of continuing education for each program staff member at the residential care home which is available to the department for review upon request. Such records shall be kept for not less than two (2) years after the termination of employment of an employee.

(5) The management, personnel, equipment, facilities, sanitation and maintenance of the home shall be such as reasonably to ensure the health, comfort and safety of the residents at all times.

(c) Medical supervision. In case of illness of a resident the licensee of the home or the person in charge is responsible for obtaining the services of a physician.

(d) Records. A record of each resident, to include the name, residence, age, sex, nearest relative, religion and other necessary information, shall be kept on forms approved by the state department of health.

(e) Dietary service.

(1) Adequate space, equipment and qualified personnel shall be provided to ensure proper selection, storage, preparation and serving of regular and special diets to residents at regularly scheduled hours.

(2) Menus shall be prepared, posted and filed and shall meet state department of health requirements for basic nutritional needs.

(3) The time scheduling of regular meals and snacks shall be approved by the state department of health.

(4) Methods of dishwashing and dish sanitizing, food handling and garbage disposal shall comply with section 19-15-B42.

(f) Recreation. Recreational activities shall be provided in homes for the aged. Space and equipment provided for recreational activities shall be approved by the state department of health.

(g) General conditions.

(1) Residents shall be admitted only on referral from a responsible source. No residents may be admitted on an emergency basis except in the event of a major disaster, in which case the state department of health shall be notified at the earliest possible time.

(2) Provisions for visiting hours shall be as liberal as may be consistent with good resident care. Personnel shall treat both residents and their visitors with courtesy and consideration at all times.
(3) Any accident, disaster or other unusual occurrence in the institution shall be reported within seventy-two hours to the state department of health.
(4) Proper heat, hot water, lighting and ventilation shall be maintained at all times.
(5) There shall be a system of communication sufficient to meet the needs of the institution and the requirements of the state department of health.
(6) Adequate housekeeping, laundry and maintenance services shall be provided.
(7) Licenses are not transferable and are in effect only for the operation of the institution as it is organized at the time the license is issued. The state department of health shall be immediately notified if the licensee plans any structural changes, plans to sell the institution or plans to discontinue operation.
(8) When an institution changes ownership, the new licensee shall not only comply with all the requirements of these regulations but shall, in addition, comply with the requirements for new structures.
(9) Institutions caring for more than four persons shall comply with the state fire safety code. (Reg. 29-40-1 et seq.)
(10) The site of new institutions shall be approved by the state department of health.
(11) Private water supplies and/or sewerage if installed shall be in accordance with the state public health code (Reg. 19-13-A1 et seq.) and with written approval by the local director of health.
(12) All plans and specifications for new construction or alterations shall be submitted to the state department of health, the local fire marshal, the local building inspector, if any, and the local zoning authorities for approval before construction is undertaken.
(13) No person shall be admitted to or housed in the institution if such person is not under the direct supervision of the licensee.
(14) When a patient ceases to breathe and has no detectable pulse or blood pressure, the body shall be moved promptly to an otherwise unoccupied room in the same institution pending pronouncement of death by a Physician who has personally viewed the body as required in section 7-62 of the General Statutes. The facility shall make available a room which will provide for the dignified holding of the body of the deceased person where it will not be exposed to the view of patients or visitors. The room so designated may be used for other purposes when not required for this purpose.
(i) Special Conditions.
(1) Egress passages from each resident floor of the

7.0 Plant, Equipment and Physical Environment
7.1 All new construction, extensive remodeling or conversions to a nursing facility shall comply with the standards and guidelines set forth under the "Nursing Facilities" section of the current edition of Guidelines for Design and Construction of Health Care Facilities, a publication of the American Institute of Architects Committee on Architecture for Health with assistance of the U.S. Department of Health and Human Services.
7.2 The facility shall be handicapped accessible and meet applicable American National Standards Institute (A.N.S.I.) standards.
7.3 Facility Systems Requirements
7.3.1 Water Supply and Sewage Disposal
7.3.1.1 The facility water supply and sewage disposal system shall comply with Division of Public Health and Department of Natural Resources and Environmental Control standards, respectively.
7.3.1.2 The water system shall supply hot and cold water under sufficient pressure to satisfy facility needs at peak demand.
7.3.1.3 Hot water accessible to residents shall not exceed 110° F.
7.3.2 Heating, Ventilation, Air Conditioning. The HVAC system for all areas used by residents shall be safe and easily controlled.
7.3.3 Facility lighting shall meet current standards of the Guidelines for Design and Construction of Health Care Facilities.
7.3.4 The facility shall be equipped with a resident call system which meets the current standards of the Guidelines for Design and Construction of Health Care Facilities. An intermediate care facility serving only developmentally disabled residents shall be exempt from this regulation.

7.4 Physical Environment Requirements

TITLE 16 HEALTH AND SOCIAL SERVICES DELAWARE
ADMINISTRATIVE CODE

7.4.1 Safety Requirements
7.4.1.1 Stairs shall have stair treads and handrails.
7.4.1.2 Hallways shall have handrails on both sides of corridors. An intermediate care facility serving only developmentally disabled residents shall be exempt from this regulation.
7.4.1.3 Non-skid flooring materials shall be used and maintained in good condition.

7.4.2 Bedrooms
7.4.2.1 Each resident shall be provided with a reading light. At least one bedroom light shall be controlled by a switch at the bedroom entrance.
7.4.2.2 The facility shall provide at least one room with private toilet and hand washing sink for residents who require isolation.

7.4.3 Bathrooms
7.4.3.1 Bathroom walls and floors shall be impervious to water. Bathrooms shall have at least one window or mechanical ventilation exhausted to the outside.
7.4.3.2 A minimum of one bathtub or shower shall be provided for every 20 residents not otherwise served by bathing facilities within residents’ rooms. Each nursing unit shall have at least one bathtub.
7.4.3.3 Each tub or shower in a central bathing facility shall be in an individual room or enclosure with space for the private use of the tub or shower, for drying and dressing, and for a wheelchair and attendant. Showers shall be at least four feet square without curbs. Toilets in central bathing facilities shall have provisions for privacy.
7.4.3.4 Each resident’s room shall have direct access to a hand washing sink and a toilet.
7.4.3.5 A wall-mounted hand grip shall be provided at each resident toilet, bath tub and shower.
7.4.3.6 Separate bathroom and hand washing sinks shall be provided for the staff.

7.4.4 Resident Common Areas
7.4.4.1 Areas for resident recreational and social activities shall provide at least 30 square feet per bed for the first 100 beds and 27 square feet per bed for beds in excess of 100.
7.4.4.2 The dining areas shall accommodate all residents.
7.4.4.3 Facilities for resident hair care and grooming shall be separate from resident rooms.
7.4.4.4 Equipment and materials for resident hair care and grooming shall comply with facility infection control policies and procedures.

7.5 Kitchen and Food Storage Areas. Facilities shall comply with the Delaware Food Code.

7.6 Sanitation and Laundry
7.6.1 The facility shall provide for the safe storage of cleaning materials, pesticides and other potentially toxic materials.
7.6.2 Each facility shall have a janitor’s closet containing a service sink.
7.6.3 For on-site laundry processing, the facility shall:
7.6.3.1 Provide a room under negative air pressure for receiving, sorting, and washing soiled linen.
7.6.3.1.1 If hot water is used for destroying micro-organisms, washers must be supplied with water heated to a minimum of 160º F.
7.6.3.1.2 If low temperature laundry cycles are used, a total available chlorine residual of 50-150 ppm must be present and monitored during the wash cycle.
7.6.3.2 Provide a room under positive air pressure for drying and folding clean linen, equipped with a hand washing sink.
7.6.4 For off-site laundry processing, the facility shall:
7.6.4.1 Contract with a commercial laundry.

**TITLE 16 HEALTH AND SOCIAL SERVICES DELAWARE ADMINISTRATIVE CODE**
7.6.4.2 Provide a soiled linen holding room (or a designated area in the soiled utility room) under negative air pressure for the storage of soiled linen.
7.6.4.3 Provide a clean linen storage area.
7.6.5 The facility shall have a soiled utility room under negative pressure for storage of infectious waste and for disposal of body fluids. The room shall have a work counter, hand washing sink, and clinical sink or other bed pan cleaning device.
7.7 Equipment and Supplies
7.7.1 The facility shall supply sufficient equipment and supplies for nursing care to meet the needs of each resident. The facility shall obtain specific items when indicated for individual residents and approved by the attending physician or director of nursing.
7.7.2 The facility shall provide each resident with:
7.7.2.1 A hospital bed of appropriate size with a mattress covered with non-porous material. Modifications or attachments to the bed shall conform to manufacturer’s specifications.
7.7.2.2 A bedside stand with a drawer and storage space for a bedpan, urinal, emesis basin and washbasin.
7.7.2.3 A minimum of two drawers in a dresser or chest of drawers.
7.7.2.4 A closet or wardrobe.
7.7.2.5 A chair suitable for resident relaxation.
7.7.2.6 An over-bed table.
7.7.3 The facility shall provide cubicle curtains around each bed in bedrooms occupied by more than one resident.
7.7.4 The facility shall provide sufficient storage space on each nursing unit for nursing supplies and equipment.
7.7.5 The facility shall provide safe storage for residents’ valuables.
7.7.6 The facility shall maintain a functioning scale, calibrated quarterly, capable of accurately weighing each resident.

**13 DE Reg. 1322 (04/01/10)**

**8.0 Emergency Preparedness**
8.1 Nursing facilities shall comply with the rules and regulations adopted and enforced by the State Fire Prevention Commission or the municipality with jurisdiction.
8.2 Regular fire drills shall be held at least quarterly on each shift. Written records shall be kept of attendance at such drills.
8.3 Each facility shall develop and maintain all-hazard emergency plans for evacuation and sheltering in place.
8.4 The staff on all shifts shall be trained on emergency and evacuation plans. Evacuation routes shall be posted in a conspicuous place at each nursing station.
8.5 In the event of a facility evacuation, the evacuation plan shall, at a minimum, provide for the transfer or availability of resident medications and records.
8.6 Each facility shall submit with their annual license renewal an updated Division of Public Health Residential Health Care Facilities Emergency Planning Checklist, electronically if possible.
3234. ENVIRONMENTAL REQUIREMENTS

3234.1 Each facility shall be designed, constructed, located, equipped, and maintained to provide a functional, healthful, safe, comfortable, and supportive environment for each resident, employee and the visiting public.

3234.2 Each facility shall comply with applicable provisions of the BOCA National Building Code; the BOCA International Plumbing Code; the BOCA International Mechanical Code; the NFPA National Elevator Code and other applicable federal and District of Columbia laws, as provided in this chapter. Any other provision of this chapter related to environmental requirements shall not apply to a facility that is licensed on the effective date of these rules and provides evidence that compliance would require major renovation.

3234.3 The physical plant shall provide maximum environmental support for the goals of each service that is offered and shall be responsive to the Title 22 District of Columbia Municipal Regulations needs of each resident, employee, and the visiting public.

3234.4 The provision of space and the way in which the facility is equipped, furnished, and maintained shall provide a home-like setting for each resident while providing the staff a pleasant and functional working environment.

3234.5 Utilization of decoration, color, and furnishings shall be designed in order to minimize the institutional character of the facility.

3234.6 The limited mobility of each resident shall be considered in designating uses and proximity relationships for various rooms in the facility.

3234.7 The facility shall provide one (1) or more rooms designated for resident social, recreational, and dining activities which shall be:

(a) Easily accessible from each resident's bedroom;
(b) Well ventilated with designated smoking areas identified;
(c) Adequately furnished; and
(d) Have sufficient space to accommodate all activities.

3234.8 The facility and its lighting system shall be designed, equipped and maintained to avoid high brightness, highly reflective surfaces and glare.

3234.9 Lighting levels throughout the facility shall conform to the minimum lighting level, as set forth in 3234.9, provided that the facility shall provide any additional lighting level as may be needed by residents with visual impairments and as may be needed for special tasks.

3234.10 The following minimum lighting levels shall be used throughout the facility:

<table>
<thead>
<tr>
<th>MINIMUM LIGHTING LEVELS (FOOT-CANDLES ON THE TASK)</th>
<th>(AREA/ACTIVITY) (FOOT CANDLES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barber/Beauty area</td>
<td>50</td>
</tr>
<tr>
<td>Corridors</td>
<td>20</td>
</tr>
<tr>
<td>Nursing areas - day</td>
<td>10</td>
</tr>
<tr>
<td>Nursing areas - night</td>
<td>50</td>
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<tr>
<td>Dietary</td>
<td>15</td>
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<tr>
<td>Elevators</td>
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<td>Examination room</td>
<td>50</td>
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<tr>
<td>Employee Lounge</td>
<td>20</td>
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<tr>
<td>Employee Locker Room</td>
<td>30</td>
</tr>
<tr>
<td>Linens:</td>
<td>30</td>
</tr>
<tr>
<td>Sorting soiled linens</td>
<td>10</td>
</tr>
<tr>
<td>Central (clean) linen supply</td>
<td>15</td>
</tr>
</tbody>
</table>
Linens rooms/closets 20
Janitor closet 30
Lobby: 50
General 50
Receptionist 50
Administrative spaces: 30
General office 30
Medical records 50
Conference/interview area/room 50
Mechanical/electrical room/pace 50
Nursing station: 20
General 10
Desk 30
Medication area 50
Nourishment center 15
Corridors - day 30
Corridors - night 30
Occupational therapy 30
Work area, general 15
Work benches/tables 30
Resident room: 30
General 30
Reading/bed 15
Toilet 20
Physical Therapy 30
Resident Lounge:
General 15
Reading 30
Resident dining 30
Speech therapy 30
Stairways 15
Storage, general 20
Toilet/shower/bath 30

3234.10 Every habitable room shall contain windows of size, area, and specifications in accordance with the 1996 BOCA National Building Code.
3234.11 In habitable rooms, windows shall be of openable type, with sills no higher than three (3) feet above the floor.

3235. ELECTRICAL SYSTEMS
3235.1 Each electrical system shall be designed, constructed, maintained, and inspected in accordance with the 1996 NFPA National Electrical Code, and all other applicable District rules and regulations.
3235.2 Each electrical cord, appliance, and equipment shall be maintained in a safe operating condition, and each frayed wire and cracked or damaged switch and plug shall be replaced.
3235.3 Each facility shall have available, and in working order, an emergency electrical system.
3235.4 Each emergency electrical system shall provide lighting and power for night lights and for lights at each entrance, exit, stairway, corridor, boiler room, each piece of life support equipment, and each fire detection, alarm and extinguishing system in the event that the normal electrical supply is interrupted.
3235.5 When life support systems are used, the facility shall provide emergency electrical power with an emergency generator (as defined in the 1996 NFPA National Electrical Code, Health Care Facilities) that is located on the premises.

3235.6 Emergency power shall be provided for at least one (1) elevator which is accessible to each resident area.

3236. WATER SUPPLY AND DISTRIBUTION

3236.1 Each water supply and distribution system shall conform with the 1995 BOCA International Plumbing Code, District of Columbia Construction Code Supplement, Title 12 DCMR, and all other applicable District laws and regulations.

3236.2 There shall be no cross-connection between the potable safe water supply and each water supply that is non-potable, or any source of pollution through which a safe supply might become contaminated.

3236.3 Each sink, bathroom, bathtub, and shower shall have a continuous supply of hot and cold running water.

3236.4 The temperature of hot water of each fixture that is used by each resident shall be automatically controlled and shall not exceed one hundred and ten degrees Fahrenheit (110 [degrees] F) nor be less than ninety-five degrees Fahrenheit (95 [degrees] F).

3236.5 Each water system shall also include a separate or booster supply at higher temperatures for kitchen, dish washing, and laundry uses.

3236.6 Water pressure shall be at least fifteen (15) pounds per square inch (p.s.i.) on each floor during each period of peak demand.

3236.7 Each drinking fountain that is accessible to a resident shall be installed in an area that is available for general resident use.

3236.8 The facility shall establish procedures for the provision of a safe and functional supply of water for emergency use when the normal supply of water is lost.

3237. SEWAGE AND SOLID WASTE DISPOSAL

3237.1 Each system for the disposal of water-carried sewerage shall be constructed, operated, and maintained in accordance with the 1995 BOCA International National Plumbing Code, District of Columbia Construction Code Supplement, Title 12 DCMR and all other applicable District laws and regulations.

3237.2 Solid waste management, including each disposal and incineration facility, shall comply with the provisions of the Environmental Regulations (Title 20 DCMR), the Alcoholic Beverages and Food regulations (Title 23 DCMR), the 1996 BOCA National Building Code, and all other applicable District laws and regulations.

3237.3 The frequency of trash and garbage pick-ups shall be adequate to prevent storage periods longer than four (4) days.

3237.4 Adequate facilities shall be provided for the collection and storage of trash and all other refuse accumulations.

3237.5 Trash and waste shall be handled and stored in a manner pursuant to the requirements set forth in Titles 20 and 23 of the DCMR.

3238. HEATING AND COOLING

3238.1 Each piece of heating and air conditioning equipment and its installation shall comply with the 1996 BOCA International Mechanical Code (Heating, Air Conditioning and Refrigeration), and all other applicable District laws and regulations.

3238.2 Each heating system shall be of a size and capacity to maintain a minimum temperature of seventy-one degrees Fahrenheit (71 [degrees] F).

3238.3 Each room that is used by a resident shall be maintained at a minimum temperature of seventy-one degrees Fahrenheit (71 [degrees] F) and a maximum of seventy-eight degrees Fahrenheit (81 [degrees] F) at all times when the room is occupied.
3238.4 Each heating and cooling system shall be thermostatically controlled from one (1) or more areas, and shall be accessible to appropriate facility staff.
3238.5 Each heating fixture shall be properly shielded for the safety of each resident.
3238.6 Each heating source shall be equipped with hand controls.
3238.7 No portable room heater or space heater shall be permitted in any room.
3238.8 A fireplace may be utilized for decorative, social, and recreational purposes only.
3238.9 Only authorized persons shall have access to the boiler and the mechanical equipment room.

3239. VENTILATION AND EXHAUST
3239.1 Each facility shall be well ventilated through the use of windows, forced air, or both.
3239.2 Both natural and mechanical ventilation and exhaust shall comply with the provisions of the 1996 BOCA International Mechanical Code (Heating, Air Conditioning and Refrigeration), and all other applicable District laws and regulations.
3239.3 If only a natural ventilation is relied upon, the total open area shall equal at least 4% of the floor area served.
3239.4 When an open area other than windows is included in the required area, at least fifty percent (50%) of the required area shall be furnished by a window or windows.
3239.5 Ventilating skylights may be permitted to furnish not more than fifty percent (50%) of the required open area.
3239.6 Mechanical ventilation shall be provided in accordance with the latest edition of "Pressure Relationships and Ventilation of Certain Areas of Long Term Care Facilities" from the American Institute of Architects Committee on Architecture for Health, with assistance from the U.S. Dept. of Health and Human Services.
3239.7 In each area in which food or drink is served, a minimum of two (2) cubic feet per minute air changes of outside air per hour shall be provided.
3239.8 Each respiratory isolation room and connected bathroom shall be ventilated with negative pressure that shall prevent contamination of other areas.
3239.9 Each cooking unit that creates smoke, steam, gases, fumes, odors, vapors, or excessive heat shall be hooded and vented or locally vented to the outside air by forced draft in accordance with Title 23 of the DCMR.
3239.10 Each small burner that is used intermittently for short periods of time such as warming equipment, a bread toaster, coffee urn, and radiant cooking units shall not be vented unless it or a combination of the units create a nuisance.
3239.11 Each cooking unit ventilation hood shall be provided with an automatic fire extinguishing system.
3239.12 Each ventilation and exhaust system shall be maintained in good operating order.
3239.13 Air filters shall be provided and shall be properly cleaned, regularly replaced, and maintained in each circulating air system, including each individual air conditioning unit in each resident's room.

3240. ACOUSTICAL INSULATION AND NOISE REDUCTION
3240.1 No resident room or area shall have a general noise level from external sources in excess of forty-five (45) decibels.
3240.2 In addition to meeting the requirement of subsection 3240.1 every effort shall be made in the facility to reduce noise levels, airborne sound transmission, and their impact.
3240.3 Air space around each duct, other openings into rooms, and air space under and around each door and partition shall be properly sealed in order to maintain sound isolation.
3240.4 In each duct and fan installation, noise generation shall not exceed by more than ten (10) decibels the permissible noise level attributable to the external source in the area served.
3240.5 Wall-to-wall carpeting suitable for use under wheelchairs and rolling equipment shall be used in each resident area where the general noise level would otherwise exceed forty-five (45) decibels at anytime.

3240.6 Window curtains of a soft fabric, fabric wall hangings, and other materials that absorb sound shall be used in each area of high noise generation.

**3241. ELEVATORS**

3241.1 Each elevator shall be designed, constructed, maintained, and inspected in accordance with the 1996 NFPA National Elevator Code, and all other applicable District laws and regulations.

3241.2 An electric or electrohydraulic elevator shall be installed in the facility if either a resident's bedroom or other resident area is located on a floor above the street level.

3241.3 The facility shall have at a minimum one elevator large enough to accommodate a wheeled stretcher.

3241.4 Each car door or non-hospital type elevator shall have a minimum clear opening of thirty-two (32") inches.

3241.5 Each elevator car floor shall stop automatically flush with each floor level.

3241.6 Each elevator shall be equipped with a by-pass switch in order to enable emergency express use.

3241.7 The number of elevators in the facility shall be determined by an elevator needs study submitted by the owner of a nursing facility to be approved by the Director, and shall be provided in accordance with the latest edition of the "Guidelines for Construction and Equipment of Hospitals and Medical Facilities," published by the American Institute of Architects.

3241.8 Each elevator shall be timed to allow safe entrance and exit of residents.

**3242. WALLS, CEILINGS, FLOORS, AND FINISHES**

3242.1 Walls and floors shall be designed and maintained to minimize the incidence of accidents.

3242.2 Walls shall be made of materials that will permit frequent washing.

3242.3 The finish in areas exposed to water, high humidity, or grease shall be moisture-proof or grease-proof, or both.

3242.4 Floors shall be easily cleaned, and either carpeted or of non-slip surface.

3242.5 Floor materials shall be mounted flush with adjacent materials to provide unbroken surfaces facilitating wheelchair use.

3242.6 Door threshold and expansion joint covers shall be flush with the floor.

3242.7 The ceiling of each unheated room or of each room where there is high heat generation, such as boiler or laundry room, kitchen, and similar room, shall be insulated to prevent heat loss or transfer when the floor directly above is used by residents.

3242.8 Floors on grade or above air spaces shall be insulated to prevent heat loss.

3242.9 Each facility shall use lead-free paint inside the facility and shall remove or cover old paint or plaster containing lead so that it shall not be accessible to residents.

**3243. RAMPS, STAIRS, AND CORRIDORS**


3243.2 Each circulation route shall be kept free from any obstruction at all times.

3243.3 Each ramp, stairway, and corridor that is used by a resident shall be equipped with firmly secured handrails or banisters on each side.

3243.4 Each handrail or banister end shall return to the wall.

**3244. OUTDOOR SPACE**

3244.1 Each facility shall provide in its design and on its property some outdoor area for use by residents, staff, and the visiting public for quiet recreation.
3244.2 No set of steps shall be included in the design of the outdoor space, and the space shall be accessible from the ground floor level of the facility without the use of ramps or steps.
3244.3 Outdoor space shall be well-planted and maintained, and it shall be of sufficient size and shape to permit sitting areas that are reasonably private.

**NURSING UNIT DESIGN**

3245.1 A nursing station space shall be provided on each unit for the supervision and care of each resident.
3245.2 No resident's bedroom shall be located more than one-hundred and twenty (120) feet from the nursing station.
3245.3 Adequate space and facility for the proper and easy maintenance of medical records shall be provided at each nursing station, and shall include an ample writing surface, be well-lighted, and be within easy reach of file cabinets and other record storage equipment.
3245.4 Each nursing station shall be well-ventilated, reasonably insulated from sound, and equipped with a telephone.
3245.5 At least one (1) toilet room with a sink shall be provided for the nursing staff.
3245.6 Where unit-dose or a similar medication system is not used, a medication preparation and storage room adjacent to the nurses station shall be provided.
3245.7 Each nurses station shall be well-lighted, equipped with hot and cold water fixtures, a locked refrigerator, and other locked cabinets used only for storage of medications and drug supplies, including controlled substances. Access to these areas shall be limited to authorized nursing, medical or pharmacy staff.
3245.8 A clean workroom shall be provided for nursing procedures and shall include a work area and counter space for medication preparation separate from those for nursing procedures. A single sink unit may be used for both activities.
3245.9 A telephone shall be provided for use by employees.
3245.10 A call system that meets the following requirements shall be provided:
   (a) Be accessible to each resident, indicating signals from each bed location, toilet room, and bath or shower room and other rooms used by residents;
   (b) In new facilities or when major renovations are made to existing facilities, be of a type in which the call can be terminated only in the resident's room;
   (c) Be of a quality which is, at the time of installation, consistent with current technology; and
   (d) Be in good working order at all times.
3245.11 Adequate storage space shall be provided in each nursing unit for the storage of equipment, clean linens, and other non-pharmaceutical supply items.
3245.12 Adequate utility room space shall be provided in each nursing unit for the separate handling of various soiled functions.
3245.13 Separate rooms shall be provided when various soiled functions should not be mixed. Each nursing unit room for various soiled functions shall contain the following:
   (a) Clinical sink;
   (b) Adequate work counters;
   (c) Adequate cabinet space;
   (d) Waste receptacles; and
   (e) Soiled linen receptacles.

**3246. RESIDENT BEDROOMS**

3246.1 Each resident bedroom shall be designed and equipped for providing adequate nursing care, comfort, and privacy of residents.
3246.2 Each bedroom shall provide a personal, home-like atmosphere which includes the use of an eye-level mirror, and other personal belongings.
3246.3 Each bedroom shall have direct access to a corridor and at least one (1) window to the outside.
3246.4 No resident bedroom shall be located on a floor that is below grade level.
3246.5 If the room is not for single occupancy, each bed shall have flameproof ceiling suspended
curtains which extend around each bed in order to provide the resident total visual privacy, in
combination with adjacent walls and curtains.
3246.6 Each bedroom shall be equipped for each resident with the following minimum items:
(a) A separate bed of proper size and height for the convenience of the resident and appropriate to
the resident’s physical condition;
(b) A clean, comfortable mattress;
(c) Bedding appropriate to the weather and climate;
(d) Functional furniture appropriate to the resident’s needs and individual closet space with clothes
racks and shelves accessible to the resident;
(e) A call system meeting the requirements of section 3245.10;
(f) A bedside table or cabinet with some lockable storage space; and
(g) One (1) chair.
3246.7 One (1) or more bedrooms shall be designated, when needed, as isolation facilities for any
resident who has an infectious or contagious disease.
3246.8 Each resident room shall be ventilated and shall have separate, adjacent toilet and bathing
facilities.
3246.9 Each new facility and each facility proposing renovation that involves reconfiguration of
resident rooms shall be designed so that each resident bedroom shall have no more than two (2)
occupants.
3246.10 At least three (3) feet of space shall be maintained between a resident’s bed and the next
bed, between resident’s bed and the door and between the foot of a resident’s bed and the wall.
3246.11 Each multiple-occupancy room shall provide no less than eighty (80) square feet per
resident, exclusive of closets, toilet rooms, wardrobes, and vestibules.
3246.12 Each single-occupancy room shall provide no less than one-hundred (100) square feet per
resident, exclusive of closets, wardrobes, toilet rooms, and vestibules.
3246.13 Each resident bedroom shall be designated by distinct letters or numbers on the door or
the wall beside the door.
3246.14 In each new facility telephone jacks shall be installed in each resident room.

3247. RESIDENT TOILETS AND BATHROOM
3247.1 A toilet room shall be directly accessible from each resident’s room and from each central
bathing area without going through the general corridor.
3247.2 One (1) toilet room may serve two (2) resident rooms, but not more than four (4) beds.
3247.3 The sink may be omitted from the toilet room if a sink is provided in the room of the
resident served by the toilet room.
3247.4 Each sink shall be installed with a proper trap in order to prevent its drain from clogging.
3247.5 Grab bars shall be installed in each toilet and bathing compartment.
3247.6 Each toilet and bathroom shall be equipped with sturdily mounted handrails in order to
provide adequate assistance to each resident.
3247.7 Each bathtub shall be safe for use by residents.
3247.8 Door hardware on each toilet stall shall be of the type that shall operate both from the inside
and outside.
3247.9 Connection to the nurses call system shall be provided in each toilet, tub, and shower stall
and in each toilet room or wash room that is used by a resident.
3247.10 Each shower in newly constructed facilities shall be no less than four
(4) feet square in size, including curbs, to prevent the flow of water from inside the shower.
3247.11 Each toilet, shower, or tub shall be installed in a separate stall or room.
3247.12 No less than one (1) one bath tub or shower shall be provided for every twenty (20)
residents not otherwise served by bathing facilities in resident rooms.
3247.13 When multiple toilets are installed in the same room, sinks shall be provided in the ratio of at least one (1) for every three (3) toilets or urinals.
3247.14 In multiple installations, urinals may be substituted for toilets in male bathrooms in compliance with the 1995 BOCA International Plumbing Code.
3247.15 No resident toilet or bathing unit shall be used by staff.
3247.16 There shall be adequate clearance space at the front and each of the sides of the toilet, as well as adequate room for other fixtures and equipment, as needed.
3247.17 In common living or dining areas on floors where no residents live, at least one (1) toilet and one (1) sink shall be provided for each sex, for every fifty (50) residents. These toilets shall be located adjacent to the common areas.
3247.18 Rooms shall not be arranged in the facility so that the sole entrance or exit from any bedroom or bathroom is by way of any other bedroom, bathroom, or foodhandling area.

3248. REFRESHMENT STATIONS
3248.1 Each nursing unit shall have a refreshment station area for use by the staff for the storage and serving of between-meal snacks to residents.
3248.2 The refreshment station area shall contain a refrigerator for food stuffs only, a sink, and equipment for heating foods and drinks.

3249. RESIDENT RECREATION AND SOCIAL AREAS
3249.1 Each nursing unit shall have, on the same floor as the unit, social recreation spaces in the amount of twenty (20) square feet per the average number of residents in the unit.
3249.2 Sound-insulated flexible partitions may be used to divide larger spaces.
3249.3 Each social area may also be used for small group dining, if there exists other social space sufficient to accommodate the average number of residents who may wish to occupy it at any one time.
3249.4 Each social area shall contain at least one (1) window providing natural light.
3249.5 Whenever possible, each social area shall be located along walls that receive at least two (2) hours of direct sunlight a day.
3249.6 Each social area shall be attractively furnished and attractively decorated.
3249.7 Each social area may contain plants and pets of suitable temperament.
3249.8 Furniture shall be arranged to facilitate small group conversation.
3249.9 A refreshment station shall be located near or adjacent to each social area.
3249.10 At least one (1) social area on each nursing unit shall be designated for quiet privacy and may be utilized by each resident and his or her visitor.
3249.11 Each facility shall provide at least one (1) room large enough to accommodate residents and staff for special events.
3249.12 The dining area may be used for social purposes when it can be shown that use of the room can be accommodated without interference with the facility's food services.
3249.13 For each newly constructed facility and those where there has been a change in the configuration of facility space, the social area shall be large enough for more than ten (10) residents.
3249.14 The facility shall make accessible to residents a semiprivate space where a telephone can be used. 3249.15 At least one (1) telephone equipped with an amplifier shall be available to residents.

3250. FOOD SERVICE AREAS
3250.1 Each food service area shall be planned, equipped, and operated in accordance with Title 23 DCMR, Chapters 22, 23 and 24, and with all other applicable District laws and regulations.
3250.2 Each facility shall have a kitchen area adequate to meet its food service needs.
3250.3 Each kitchen area shall be well ventilated and maintained at a comfortable temperature to protect the health and safety of employees.
3250.4 When food is prepared on the premises, each kitchen area shall be arranged and equipped for the refrigeration, storage, preparation and serving of food, as well as for dish washing, utensil washing, and refuse storage and removal.

3250.5 Each food preparation area shall be arranged for the separation of each function and shall be located to permit efficient service to the residents. Title 22 District of Columbia Municipal Regulations

3250.6 A hand washing facility with single service towels shall be provided for kitchen employees in the areas where food is handled and in each separate area of the food operation.

3250.7 No food preparation area shall be used for non-dietary functions.

3250.8 A well-lighted, well-ventilated area shall be provided in the facility for any resident who is able to eat outside his or her room. 3250.9 At least twelve (12) square feet of floor area shall be provided for each resident who uses the dining room.

3250.10 Provisions shall be made for group dining.

3250.11 When residents are unable to go to the central dining room, a convenient area close to their living quarters shall be designed for group dining.

3250.12 Each dining area shall have windows and shall be pleasantly furnished and decorated in a home-like style.

3250.13 Special tables and extra square footage shall be provided in the dining area for wheelchair seating as needed.

3250.14 The facility shall furnish separate locker room or similar space for male and female food service employees in an area near the food service department.

3251. THERAPY SERVICE AREAS

3251.1 Each facility shall have therapy areas of sufficient size to accommodate and store all necessary equipment and supply items, and to facilitate the movement of the residents and staff.

3251.2 Appropriate equipment for each function performed in the therapy service areas shall be provided and properly installed, with utilities properly safeguarded.

3251.3 Space shall be provided for examinations, treatment, and other therapeutic activities and shall include:
   (a) A treatment table or special treatment chair;
   (b) A sink with accessible controls;
   (c) An instrument sterilizer approved by the D.C. Fire Department;
   (d) An instrument table;
   (e) Necessary equipment for the therapy provided, instruments and supplies; and
   (f) Handicapped bathrooms accessible for residents’ use equipped with handrails and grab bars.

3252. OTHER RESIDENT SERVICE AREAS

3252.1 Each facility shall provide a gift shop or resident store for a minimum of two (2) hours a day, five (5) days per week, or a gift shop cart must be accessible two (2) hours per day, five (5) days per week.

3252.2 Various services provided shall afford each resident an opportunity to purchase items such as magazines, candies, small gifts, postage stamps, stationery, writing implements, and other supplies.

3252.3 Vending machines alone are not sufficient to meet with the requirements of this section.

3252.4 Each facility shall have personal grooming services for both male and female residents.

3252.5 The services of a licensed barber or licensed beautician shall be available to residents.

3253. PUBLIC AND STAFF FACILITIES

3253.1 Toilet and washroom facilities shall be provided for the public.

3253.2 Toilets and sinks shall be provided for the staff.

3253.3 In existing facilities, a locker shall be provided for each employee and provision shall be made for the use of a conveniently located change area for each sex.

3253.4 In newly constructed facilities, separate locker rooms shall be provided for employees of each sex who do not live on the premises, with separate lockers for each employee.
3254. LAUNDRY AREAS
3254.1 An employee of the facility shall be responsible for ensuring that linens are in good condition.
3254.2 There shall be a separate area provided for the reception of all resident laundry, and it shall not be in any area where residents sleep, eat or otherwise frequent.
3254.3 Suitable bags shall be provided for resident linen and laundry.
3254.4 No resident linen shall be sorted, laundered, rinsed, or stored in any bathroom, resident room, kitchen, or food storage area.
3254.5 The linen supply shall be at least three (3) times the amount that is needed for the licensed occupancy.
3254.6 There shall be enough sheets to allow for one (1) bed change per shift for incontinent residents.
3254.7 There shall be enough towels and wash cloths to provide for at least one (1) set each day for each resident with additional sets available to allow for two (2) sets per shift for each incontinent resident.
3254.8 Clean linen and clothing shall be stored in clean, dry, dust-free areas that are easily accessible to each nurse’s station.
3254.9 Each laundry facility shall be located in an area that is separate from the resident units and shall be provided with the necessary washing, drying, and ironing equipment.
3254.10 No laundry area shall be used as a passageway.
3254.11 Each dryer shall be vented to the outside and equipped with a removable lint trap.
3254.12 Each piece of electrical equipment shall be grounded in accordance with the 1996 NFPA National Electrical Code.
3254.13 Each piece of laundry shall be handled, processed, stored, and transported in a manner designed to prevent transmission of infection.
3254.14 Soiled linen shall be stored in a separate well-ventilated area and shall not be permitted to accumulate in the facility.
3254.15 Contaminated laundry shall be placed in double, specially colored bags and processed separately.
3254.16 Each laundered article shall be free of dirt, irritating chemical residue, and pathogenic organisms.
3254.17 Laundered articles shall be transported in enclosed, linen hampers with removable liners, in enclosed carts or dollies, or securely wrapped.
3254.18 If a facility launders a resident’s personal clothing, the personal clothing shall be returned to them in an appropriate manner and condition.
3254.19 Each facility shall develop written policies and procedures relating to the operation of the laundry and linen management, and they shall be available in each laundry area.
3254.20 To effectively disinfect soiled linens, hot water temperature shall be one hundred and fifty degrees (150 [degrees]) to one hundred sixty degrees Fahrenheit (160 [degrees] F) during the wash cycle.

3255. HOUSEKEEPING AND MAINTENANCE
3255.1 Adequate provision shall be made for the storage of each housekeeping supply item and each piece of equipment in a janitorial closet that is separate from any toilet or utility room.
3255.2 Each janitorial closet shall be well-lighted and ventilated and shall be equipped with a janitorial sink.
3255.3 Janitorial closets shall be locked when not in use.
3255.4 Each poison and toxic substance, including those used for pest control, shall be stored in the non-resident and non-food preparation areas of the facility.
3255.5 Each storage area containing a poison shall be locked and shall have limited access.
3256. HOUSEKEEPING AND MAINTENANCE SERVICES
3256.1 Each facility shall provide housekeeping and maintenance services necessary to maintain
the exterior and the interior of the facility in a safe, sanitary, orderly, comfortable and attractive
manner.
3256.2 Each housekeeping employee shall have as his or her primary responsibility the sanitary
maintenance of the facility.
3256.3 No nursing or dietary employee shall perform housekeeping duties on a routine basis.
3256.4 Each housekeeping employee shall keep the facility free from offensive odors,
accumulations of dirt, rubbish, dust, and hazards.
3256.5 Each storage area, attic, and basement shall be kept safe and free from any accumulation of
extraneous materials such as refuse, discarded furniture, and other waste materials.
3256.6 Each combustible, such as cleaning rags and compounds, shall be kept in a closed container
when not in use.
3256.7 The housekeeping staff shall thoroughly clean any bedroom that has been used by a resident
before it is used by any other resident.
3256.8 Each resident room shall be cleaned and arranged in an orderly fashion and shall be well-
ventilated.
3256.9 Odor control shall be achieved by cleanliness and proper ventilation.
3256.10 The facility shall develop policies and procedures relating to the operation of
housekeeping and maintenance services.
3256.11 Maintenance services shall include the responsibility for the provision of light, heat, power,
and water to each building and transmission points where they are to be used.
3256.12 Each building, each piece of equipment, and the grounds shall be regularly maintained and
attended.
3256.13 Each building shall be maintained in good repair and shall be free of any hazard, such as
cracks, warped or loose boards, loose tiles, loose or broken windowpanes.
3256.14 A regularly scheduled in-service training program shall be provided for housekeeping and
maintenance staff.

3257. PEST CONTROL
3257.1 The facility shall have a pest control program that includes integrated pest management
(IPM) principles to minimize the use of pesticides and encourage the use of the least toxic and least
flammable effective insecticides and rodenticides.
3257.2 Pest control services shall be provided either by maintenance staff or by contract with a
pest-control company.
3257.3 Each facility shall be constructed and maintained so that the premises are free from insects
and rodents, and shall be kept clean and free from debris that might provide harborage for insects
and rodents.
3257.4 Each openable window shall be screened.
3257.5 Each opening to the outside shall minimize the influx of insects.
3257.6 The facility shall use the least toxic and the least flammable effective insecticides and
rodenticides.

3258. GENERAL SAFETY AND INSPECTION
3258.1 The facility shall have detailed written plans and procedures to meet all potential
emergencies and disasters such as fire, severe weather, and missing residents.
3258.2 First aid supplies shall be readily available on each unit to each employee.
3258.3 The Administrator or his or her designee shall regularly inspect each building and grounds
to ensure they are free from hazards of any kind and that sanitary standards and infection control
standards are met.
3258.4 A written report of inspections shall be filed and maintained by the Administrator.
3258.5 Investigations into the causes of accidents shall be instituted immediately upon an accident occurring; and after a thorough investigation, corrective measures deemed necessary shall be adopted within a reasonable time.

3258.6 Each facility shall provide for safe storage and handling of flammable and non-flammable gases.

3258.7 No storage room for flammable compressed gases shall contain an oxidizing material.

3258.8 Each storage room for flammable and non-flammable gases shall be deemed a hazardous location.

3258.9 Each container or cylinder of flammable and non-flammable gas shall be securely racked and fastened at all times.

3258.10 Each cap of each cylinder of flammable and non-flammable gas shall be maintained in place at all times when the cylinder is not in use.

3258.11 No carpeting shall be used in any wet work area, kitchen, and treatment room.

3258.12 No throw or scatter rug shall be used, except for a non-slip entrance mat that is mounted flush with the floor surface.

3258.13 The facility shall maintain all essential mechanical, electrical, and patient care equipment in safe operating condition.

3259. FIRE AND EMERGENCY PREPAREDNESS

3259.1 The facility shall have a manual of action to be taken in the event of a fire, approved by the D.C. Fire Department.

3259.2 The fire instructions manual shall specify the following:
(a) The plan to be followed in case of fire, explosion, or other emergency;
(b) The persons to be notified;
(c) The locations of alarm signals and fire extinguishers;
(d) The evacuation routes;
(e) The procedures for evacuating the residents;
(f) The frequency of fire drills; and
(g) The assignment of specific tasks and responsibilities to the employees on each shift in the event of fire, explosion or other emergency.

3259.3 A fire plan shall be developed with the assistance of qualified fire and safety experts. Each employee shall be trained to perform specific tasks according to the fire plan.

3259.4 Simulated drills testing the effectiveness of the fire plan shall be conducted for each shift at least four (4) times a year.

3259.5 Fire and emergency evacuation plans shall be posted conspicuously on each floor and throughout the facility.

3259.6 The most recent fire inspection report with the date of the latest inspection of the alarm system shall be available in the Administrator's office.

3259.7 Curtains and other fabrics that are hung on walls shall be of flame-proof material and shall be maintained flame-resistant.

3259.8 Carpeting used in each nursing facility shall have a flame spread rating of not over seventy-five (75), or in fully sprinkler buildings, a rating of not over two hundred (200), and shall otherwise comply with the National Fire Prevention Association (NFPA) requirements.

3260-3263. RESERVED

3264. PHYSICAL STRUCTURE AND CONSTRUCTION

3264.1 Each physical plant of a facility shall conform to all applicable District and Federal rules and regulations pertaining to construction requirements.

3264.2 Each new construction of a facility, and each addition to or repair, and remodeling of an existing building that is used for the facility, shall conform to the 1996 BOCA National Building Code, to all other applicable District rules and regulations pertaining to building construction and all applicable NFPA standards.
3264.3 Each addition to an existing facility shall comply with the minimum requirements in the latest edition of the Guidelines for Construction and Equipment of Hospitals and Medical Facilities developed by the American Institute of Architects Committee on Architecture for Health with assistance from the U.S. Department of Health and Human Services.

3264.4 For the purpose of this chapter, each conversion of an existing building to a nursing facility shall be considered a new facility.

3264.5 Each existing nursing facility shall comply with all applicable provisions of the current edition of the NFPA National Electrical Code.

3264.6 A facility shall be considered to be in compliance with NFPA requirements as long as the facility:

(a) On November 26, 1982, complied, with or without waivers, with the requirements of the 1967 or 1973 editions of the Life Safety Code and continues to remain in compliance with those editions of the code; or

(b) On May 9, 1988, complied, with or without waivers, with the 1981 edition of the Life Safety Code and continues to remain in compliance with that edition of the code.

3264.7 When District of Columbia Code requirements conflict with those of the federal or national agencies incorporated by reference above, the more stringent requirements shall apply unless specifically superseded by federal law.

3265. WHEELCHAIR ACCESS AND HANDICAPPED ACCESS

3265.1 Ramps shall be generally designed for wheelchair use, with the maximum gradient of one (1) to twelve (12), or eight and thirty-three one hundredths percent (8.33%).

3265.2 At least one (1) toilet room and stall that is large enough to accommodate a resident in a wheelchair and an attendant shall be provided on each floor.

3265.3 Doors to each toilet room and stall shall have a minimum width of two (2) feet and ten (10) inches to admit a wheelchair.

3265.4 A sink and toilet that is designed for residents with disabilities, particularly those who use wheelchairs with staff attendants, shall be available directly adjacent to each therapy area.

3265.5 Wheelchair use shall be considered in the design and equipping of personal grooming services rooms.

3265.6 Wheelchair seating in the central dining room shall be available as needed.

3265.7 The primary entrance to the facility shall be accessible to and usable by each handicapped person, and each exterior walk leading to the primary entrance shall be graded to the entrance level.

3265.8 A properly designed parking area shall be reserved close to the building to allow room for each handicapped person to get in and out of an automobile on a surface useable by each person who is in a wheelchair.

3265.9 Each floor shall have a non-slip finish and, where used by a handicapped person, shall be on a common level or connected by a negotiable ramp.

3265.10 Each door that is used by a handicapped person shall be capable of being opened with a single effort by a person who uses a wheelchair.

3265.11 Each water fountain, public telephone, and bath and toilet room shall be easily accessible to and useable by handicapped persons.

3265.12 Each new construction of a facility and each addition to and remodeling of an existing building that is used for a facility shall conform to the requirements set forth in the Uniform Federal Accessibility Standards.
Section 420 Nursing Homes
Effective December 31, 2011

420.1 Scope. All newly licensed or newly constructed nursing homes and all additions, alterations or renovations to an existing licensed nursing home shall comply with all applicable requirements of this code and the minimum standards of design, construction and specified minimum essential utilities and facilities of this Section and shall have plans reviewed and construction surveyed by the state agency authorized to do so by Chapter 553.80 (1)(c), Florida Statutes to assure compliance with all applicable requirements of this code.

420.1.1 A change of ownership of an existing licensed nursing home shall not require compliance with this Section.

420.1.2 A facility licensed as a nursing home that only admits children 0 years through 20 years of age shall meet these minimum standards as they are required by the functional program of the facility. This functional program shall be developed in accordance with the requirements of the Guidelines as referenced in section 420.2.2 of this code.

420.1.3 The Florida Building Code, Existing Buildings, Section 101.2 Scope exempts state licensed nursing homes from compliance with that code. Any repair, alteration, change of occupancy, addition and relocation of an existing state licensed nursing home shall comply with the applicable requirements of this code and this Section.

420.1.4 For project submission and fee requirements, codes and standards for existing facilities, and other administrative, licensure, and programmatic provisions for nursing homes, see Agency for Health Care Administration [AHCA] Chapter 59A-4, Florida Administrative Code (F.A.C.) and Chapter 400 Part II, Florida Statutes.

420.1.5 For state licensure purposes, these codes and standards shall be applicable to the project on the effective date of this code at the time of preliminary plan approval by the Agency for Health Care Administration (the Agency) or at the first construction document review if there has been no previous preliminary plan approval for that project.

420.2 Additional codes and standards for the design and construction of nursing homes. In addition to the minimum design and construction standards required by Section 420 of this code, Chapter 59A-4, Minimum Standards for Nursing Homes, Florida Administrative Code or by Chapter 400 Part II, Florida Statutes, the following codes and standards shall also be met on the effective date of this code as described in Section 420.1.5 of this code:

420.2.1 The fire codes described in Chapter 69A-53, Uniform Fire Safety Standards for Hospitals and Nursing Homes, Florida Administrative Code.

420.2.2 The Guidelines for Design and Construction of Health Care Facilities (the Guidelines), Part 1 General and Part 6 Ventilation of Health Care Facilities as referenced in Chapter 35 of this code.

420.3 Additional physical plant requirements for nursing homes. In addition to the codes and standards referenced in Section 420.2 of the this code, the following minimum standards of construction and specified minimum essential facilities, shall apply to all new nursing homes, and all additions, alterations or renovations to an existing licensed nursing home, as described in Section 420.1 of this code and listed in Section 420.3 of the this code:

420.3.1 Alternate design models. Because nursing homes may provide care utilizing two basic organizational models, two alternate design models are permitted to meet some of specific physical plant requirements of this Section. These alternate design models, the institutional design model and the household design model for person centered care, are described in Sections 420.3.2.1 and 420.3.2.2 of this code and are further defined by the physical plant requirements for each model as described in the applicable paragraphs of Section 420.3 of this code.
420.3.1.1 Either one or both of these design models may be used in the design of the nursing home as described by the functional program of the facility.

420.3.1.2 An institutional design model may utilize specific physical plant requirements of a household design model without being required to incorporate all of the household design elements.

420.3.1.3 Where no alternate design model is permitted, all nursing homes shall meet the described requirement.

420.3.2 Resident unit. Each resident unit shall consist of the resident rooms and support areas, and shall be arranged to avoid unnecessary and unrelated travel through the unit. It shall be designed to meet the organizational patterns of staffing, functional operations, and care programs as described in the functional program of the facility. Based on these aspects of the functional program, the resident unit may be designed to meet one of the following models:

420.3.2.1 Institutional design model. This model is based on an institutionalized medical program similar in arrangement to that found in some hospitals. If this model is utilized for the design of the resident unit, it shall consist of the resident rooms, nurse station(s), and resident support areas and services as described in section 420.3.4.1. Dining, activity, and social areas may be centralized and located away from the resident unit.

420.3.2.1.1 Each resident unit shall be limited to a maximum of 60 beds.

420.3.2.1.2 Travel distance from the entrance to a nurses' station, and from a clean utility and a soiled utility room(s) or function(s) to the middle of the entrance door of the farthest resident room served shall be a maximum of 150 feet (45.72 m).

420.3.2.2 Household design model for person centered care. This model is based on a home like environment similar in arrangement to that found in a typical home. If this model is utilized for the design of the resident unit, it shall consist of the resident rooms and resident support areas and services as described in section 420.3.4.2. Dining, activity, and social areas shall be decentralized and included within the resident household.

420.3.2.2.1 Each resident household (unit) shall be limited to a maximum of 20 residents.

420.3.2.2.2 Two individual resident households (units) may be grouped into a distinct neighborhood with a maximum of 40 residents. This neighborhood, composed of the two resident households, may share the required resident support areas and services as described in Sections 420.3.4.2 of this code.

420.3.2.2.3 If an access corridor is utilized as part of this design, it shall be designed to include an open resident sitting and resting area(s) located along the corridor at least every 100 feet (30.48 m) of corridor length.

420.3.3 Resident rooms. Each resident room shall meet the following minimum standards:

420.3.3.1 In new construction and additions, the maximum room capacity of each resident room shall be two persons.

420.3.3.2 Nursing homes designed to serve only for children 0 through 20 years of age may have a maximum room capacity of four persons.

420.3.3.3 Where renovation work of an existing resident room alters the physical configuration of the room and the present capacity of the room is more than two persons, the maximum room capacity shall be no more than two persons at the conclusion of the renovation.

420.3.3.4 Each resident room shall have a minimum of 100 square feet (9.29 m²) of clear floor area per bed in a double occupancy resident room and 120 square feet (11.15 m²) of clear floor area in a single occupancy resident room, exclusive of the space consumed by the toilet room, closet(s), wardrobe(s), lavatory (ies), alcove(s), and either the space for the door swing(s) into the room or the space for entrance vestibule, whichever is greater. For the purpose of determining the minimum clear floor area, the entrance vestibule is defined as that floor area located between the room entrance door and the room floor area containing the resident bed(s).
420.3.3.5 Where renovation work is undertaken that alters the room configuration, every effort shall be made to meet these minimum space standards. When this is not possible due to existing physical conditions or constraints, and with the approval of the Agency, a resident room shall have no less than 80 square feet (7.43 m²) of clear floor area per bed in a double occupancy resident room and 100 square feet (9.29 m²) of clear floor area in a single occupancy resident room. Clear floor area is as described in section 420.3.3.4.

420.3.3.6 For planning purposes, a full-size bed is assumed to be 3 feet 6 inches (1.07 m) wide by 8 feet (2.43 m) long.

420.3.3.7 A 3 feet (0.91 m) wide clear access space to each bed shall be provided along at least 75 percent of the length of one side of the bed and shall be designed to allow access for the use of a wheelchair and other portable equipment.

420.3.3.8 For a bed equipped with a piped in medical gas headwall unit, there shall be a minimum of 3 feet clearance (0.91 m) along the entire length of the bed between both sides and foot of the bed and any other bed, wall or any other fixed obstruction.

420.3.3.9 The dimensions and arrangement of each resident room shall be such that at least two bed locations are designed to accommodate resident personal choice. All such alternate bed locations shall meet the clearance requirements of section 420.3.3.7 and shall be designed so the bed will not obstruct access to the supporting utilities serving the bed including the nurse call station, individual reading lamp or fixture, and the required electrical outlets that provide service for the bed or other equipment. In a double occupancy resident room, only one bed must meet this requirement and any bed equipped with a piped in medical gas headwall unit shall meet Section 420.3.3.8 and is exempt from this requirement.

420.3.3.10 The configuration of each resident room shall be designed to meet one of the following models:

420.3.3.10.1 Institutional design model. If a double occupancy resident room is designed where the beds are located side by side, there shall be a minimum clearance of 3 feet (0.91 m) between both sides of each bed and any wall or any other fixed furniture, fixed obstruction or adjacent bed for at least 75% of the length of the bed, and a clearance of 3 feet 8 inches (1.11 m) to any fixed furniture, fixed obstruction, or adjacent bed at the foot of each bed to permit the passage of equipment or beds.

420.3.3.10.1.1 At a minimum visual privacy shall be provided for each person by the installation of flame-retardant cubicle curtains or equivalent built-in devices.

420.3.3.10.1.2 The design for privacy shall not restrict resident access at any time to the room entrance, resident armchair, toilet or bathroom, wardrobe, or closet.

420.3.3.10.2 Household design model for person centered care: Individual resident sleeping areas in a double occupancy resident room shall be separated from each other by a full height wall or a permanently installed sliding or folding door or partition that provides visual privacy for each person.

420.3.3.10.2.1 Either doors or cubicle curtains to these individual resident sleeping areas shall be provided.

420.3.3.10.2.2 The design for privacy shall not restrict resident access at any time to the room entrance, resident armchair, toilet room, bathroom, window, wardrobe, or closet.

420.3.3.11 Each resident room shall be provided with a bedside table or equivalent furniture, a reading lamp, a well constructed appropriate bed, and a non-folding type armchair for each individual resident. As determined by the functional program of the facility, there shall be a number of over-bed tables available to bed restricted residents.

420.3.3.12 Each new resident room, and each individual resident sleeping area as described in 420.3.3.10.2, shall have an exterior window(s) to the outside that is physically accessible to each resident at all times and visible from the resident’s bed except when a cubicle curtain is closed. The window shall be sized with a clear opening of 8 percent of the gross square footage of the resident
sleeping room or individual resident sleeping area as described in section 420.3.3.10.2. The clear opening of the window width and height shall have a minimum of 20 feet (6.10 m) unobstructed vista to any permanent structure, or equipment, and 15 feet (4.57 m) unobstructed vista to any vehicular driveway measured perpendicularly from the plane of the window.

420.3.3.13 A hand-washing facility complete with mixing faucet shall be provided within each resident toilet room and within each resident room that shares a toilet room with another resident room. Separate resident sleeping areas as described in Section 420.3.3.10.2 do not constitute a separate resident room.

420.3.3.14 Each resident shall have access to a toilet room without having to enter the general corridor area or another resident bed area in a double occupancy resident room. One toilet room shall serve no more than two residents and no more than two resident rooms. If required by the functional program of the facility, a plumbing connection for a bedpan-rinsing device shall be provided at the resident toilet within each resident toilet room.

420.3.3.15 The door to the toilet room shall be side hinged, and either swing out from the toilet room or be equipped with emergency release hardware. A sliding door equipped with sliding door hardware located on the resident room side of the wall and not equipped with a bottom door track shall be permitted. Unless otherwise required by this code, the door shall be at least 32 inches (813 mm) in clear width opening. The toilet room door that swings open into the resident room shall not impede the swing of any other door that opens into the resident room.

420.3.3.16 Each resident room shall be provided with a wardrobe or closet for each resident. Each wardrobe or closet shall have minimum inside dimensions of 1 foot 10 inches (0.55 m) in depth by 2 feet 6 inches (0.58 m) in width. Each wardrobe or closet shall be accessible to the resident at all times and shall have an adjustable shelf(s) and an adjustable clothes rod that is adjustable in a maximum of 4 inches (10.16 cm) increments from 4 feet (1.22 m) to 5 feet 8 inches (1.73 m) above finished floor or higher as wardrobe or closet size permits. When the wardrobe or closet is designed to meet the requirements for accessibility per Chapter 11 of this code, it shall include additional accessible storage area(s) for full-length garments. The shelf may be omitted if the clothing unit provides at least two drawers. Locked storage for a resident’s personal items shall be provided within the resident sleeping room if required by the functional program.

420.3.4 Resident support areas and services. The size and features of each resident support area will depend upon the number and type of residents served. The resident support areas shall be located inside of or readily accessible to each resident unit. The support areas and services shall be designed in accordance one of the following design models.

420.3.4.1 Institutional design model:

420.3.4.1.1 Staff work area(s) (nurse station). A central and/or decentralized staff work area(s) shall be provided. Where a centralized staff work model is utilized it shall have space for supervisory administrative work activities, charting, and storage. The minimum area required shall be equal to 2 square feet (0.19 m2) for each resident bed served. Where a decentralized staff work model is utilized it shall provide for charting or transmitting charted data and for any storage of administrative activities.

420.3.4.1.2 A clean utility or clean holding room for storage and distribution of clean supply materials shall be provided. If the room is used for preparing resident care items, it shall contain a work counter, a hand-washing facility, and storage facilities for clean and sterile supplies. If the room is used only for storage and holding as a part of a system for distribution of clean and sterile supply materials, the work counter and hand-washing facility requirements may be omitted. The minimum size of the room shall be 60 square feet (5.57 m2).

420.3.4.1.3 A clean linen storage room, closet or area shall be provided. This area may be located within the clean utility or clean holding room. It shall be large enough to accommodate the storage of linen carts. If in compliance with the Florida Fire Prevention Code a closed-cart system may be used and stored in an alcove open to the corridor.
420.3.4.1.4 A soiled utility or soiled holding room(s) shall be provided. The soiled utility function shall be comprised of a flushing rim clinical service sink or deep bowl utility fixture with bedpan rinsing device, a double compartment sink, soiled linen receptacles, waste receptacles and a work counter with a usable minimum work surface area of 6 square feet (0.56 m²). The total minimum size of the function shall be 80 square feet (7.43 m²) and may be allocated among several soiled utility or soiled holding rooms. Rooms used only for the holding of soiled materials need contain only a hand washing facility.

420.3.4.1.5 Medication storage and distribution. A medicine preparation room or a self-contained medicine dispensing unit shall be provided for the provision of medication storage and distribution.

420.3.4.1.5.1 If a medicine preparation room is utilized, it shall be equipped with a lockable door, have a minimum area of 50 square feet (4.55 m²) and shall contain a refrigerator, locked storage for controlled drugs, a hand washing facility, and a work counter with a minimum of 6 square feet (0.56 m²) of work surface.

420.3.4.1.5.2 If a self-contained medicine dispensing unit is utilized, it shall be under the visual control of the staff and may be located at the nurses' station, in the clean utility room, in an alcove, or in other spaces convenient for staff control provided the area occupied by the unit does not encroach upon required minimum areas. The dispensing unit may be used in a medicine preparation room as locked storage for controlled drugs within the minimum area of 50 square feet (4.55 m²); however, the standard "cup sinks" provided in many self-contained units shall not be a substitute for the required hand-washing facility.

420.3.4.1.5.3 If there is no linen storage in the clean utility room, medicine preparation may be part of the clean utility room in which case an additional 20 square feet (1.8 m²) dedicated for this purpose shall be required. A refrigerator shall also be required if medicine preparation is included in this room.

420.3.4.1.6 A nourishment room for serving nourishments between meals shall be provided that shall contain a work counter, refrigerator, storage cabinets, and sink.

420.3.4.1.6.1 Ice for residents' consumption shall be provided by an icemaker unit that may serve more than one nourishment station if the nourishment stations are in close proximity to each other. Where the icemaker unit is accessible to residents or the public, it shall be a self-dispensing type.

420.3.4.1.6.2 The nourishment room shall include space for trays and dishes used for nonscheduled meal service. Hand-washing facilities shall be in or immediately accessible from the nourishment room.

420.3.4.2 Household design model for person centered care:

420.3.4.2.1 The functions of administrative work, charting and storage may be located among several separate direct care staff work areas located within the resident household. The administrative work area(s) shall be designed and located so it is not visually or physically separated from the normal use areas of residents and family members.

420.3.4.2.2 A clean utility or clean holding room as described in section 420.3.4.1.2 shall be provided but may be sized in accordance with the functional program and allocated among several rooms or closets within the resident household.

420.3.4.2.3 A clean linen storage room, closet or area shall be provided in accordance with section 420.3.4.1.3 and shall be located within the resident household.

420.3.4.2.4 A soiled utility or soiled holding room as described in section 420.3.4.1.4 shall be provided but may be sized in accordance with the functional program and allocated among several rooms or closets within the resident household.

420.3.4.2.5 A medicine preparation room or a self-contained medicine dispensing unit as described in section 420.3.4.1.5 shall be provided. Non-controlled prescription drugs may be stored inside the resident's sleeping room, area, or toilet room if they are secured inside of an automatic closing and automatic locking dispensing unit that is secured in place.
A nourishment room as described in section 420.3.4.1.6 shall be provided but resident dietary facilities as described in section 420.3.8.1.13 may substitute for this function.

The following resident support areas, utilities, or services shall be provided in all nursing homes. Unless specifically required, these support areas may be either within the nursing unit, adjacent to the nursing unit or on the same floor as the nursing unit.

An equipment storage room(s) shall be provided for storage of nursing unit equipment. The minimum area required shall be equal to 2 square feet (.19 m²) for each resident, with no room being less than 20 square feet (1.86 m²) in area.

A housekeeping room(s) shall be provided for storage and use of housekeeping supplies and equipment.

If required by the functional program of the facility, a hot water or chemical type sanitizer shall be provided per facility.

Storage alcove space for a wheelchair(s) shall be provided in an area located out of the required means of exit egress.

Resident bathing facilities.

Centralized resident bathing room(s) shall be provided with a minimum of one bathtub, hydro tub, or shower for every 20 residents or fraction thereof not otherwise served by bath or shower facilities connected directly to the resident rooms.

A separate private toilet room shall be provided that is directly accessible to each central bathing area with multiple bathing fixtures without requiring entry into the general corridor. This toilet may also serve as a toilet training facility.

All showers located in bathing rooms connected directly to the resident rooms shall be designed so that a shower chair can be easily rolled in and out of the shower area

If the Institutional design model is utilized, in addition to bathing facilities connected to the resident rooms, residents shall have access to at least one bathing room per floor or unit sized to permit assisted bathing in a tub or shower. The bathtub in this room shall be accessible to residents in wheelchairs and if a shower is used it shall be large enough to accommodate a person in a recumbent position. Other tubs or showers located within the bathing room shall be located inside of individual rooms or curtained enclosures with space for private use of the bathing fixture, for drying and dressing and access to a grooming location containing a sink, mirror and counter or shelf.

If the household design model for person centered care is utilized, in addition to the bathing facilities connected to the resident rooms, residents within each household shall have access to at least one bathing room located in or directly adjacent to the household and sized to permit assisted bathing in a tub or shower. This bathing room may be shared between two households if it is located so that it is directly adjacent to each household. The bathtub in this room shall be accessible to residents in wheelchairs and if a shower is used it shall be large enough to accommodate a person in a recumbent position. Other tubs or showers located within the bathing room shall be located inside of individual rooms or curtained enclosures with space for private use of the bathing fixture, for drying and dressing and access to a grooming location containing a sink, mirror and counter or shelf.

Resident living, social, and treatment areas.

Dining, lounges, recreation areas, and social areas for residents shall be provided. The total area of these spaces shall be a minimum of 35 square feet (3.25 m²) per bed with a minimum total area of 225 square feet (20.90 m²). At least 20 square feet (1.86 m²) per resident shall be available for dining. Additional space may be required for resident day care programs. Storage for supplies and equipment shall be provided in the recreation area.

If the institutional design model is utilized, these areas may be grouped together and centrally located.
420.3.5.1.2 If a household design model for person centered care is utilized, these areas shall be decentralized and provided within each resident household or can be shared between a maximum of two households.

420.3.5.1.3 Storage for supplies, resident needs, and recreation shall be provided. This area shall be on site but not necessarily in the same building as the resident rooms, provided access is convenient. The minimum required area shall be 5 square feet (0.46 m²) per bed up to 600 square feet (55.74 m²).

420.3.5.2 Outdoor area(s) shall be provided for the use of all residents and shall include walking paths of durable materials, benches, shaded areas, and visual focusing element(s) such as landscaping, sculpture, or fountain(s). Security fencing if used shall be of a residential design and provide some visual connection to the exterior of the secured area. If an exterior visual connection is not possible or desirable than the interior of the outside area shall be landscaped to be visually interesting.

420.3.5.3 If required by the functional program of the facility, physical, speech, and occupational therapy units shall be provided and contain the following.

420.3.5.3.1 Space for files, records and administrative activities.

420.3.5.3.2 Provisions for storage of wheelchairs.

420.3.5.3.3 Storage for supplies and equipment.

420.3.5.3.4 Hand-washing facilities within the therapy unit.

420.3.5.3.5 Space and equipment for carrying out each of the types of therapy that the facility will provide.

420.3.5.3.6 Provisions for resident privacy.

420.3.5.3.7 Housekeeping rooms, in or near the unit.

420.3.5.3.8 Resident toilet room(s) usable by wheelchair residents.

420.3.5.4 A barber/beauty room shall be provided with facilities and equipment for resident hair care and grooming. The area of the room shall be a minimum of 120 square feet (11.15 m²) with the least dimension of 10 feet (3.05 m).

420.3.6 Staff support areas.

420.3.6.1 If required by the functional program of the facility, a staff lounge area(s) shall be provided. It may be shared by multiple resident units if the lounge is located so it is accessible without requiring the user to enter into or through any other resident unit.

420.3.6.2 A staff toilet room with hand-washing facilities shall be provided conveniently located to each resident unit.

420.3.6.3 Lockable closets, drawers or compartments shall be provided on the resident unit for staff and may be located in the lounge for safekeeping of staff personal effects.

420.3.6.4 A conference or consultation room for resident and family use shall be provided and may be shared between resident units.

420.3.7 Administrative and public area. Each administrative and public area shall meet the following standards:

420.3.7.1 A covered vehicular drop-off and pedestrian entrance that is located at grade level and that provides shelter from inclement weather shall be provided.

420.3.7.2 An administrative/lobby area shall be provided that shall include a counter or desk for reception and information, a public waiting area. This function may be located in a separate building on the campus of the facility. Public toilet facilities, public telephone and an electric drinking fountain for this area shall be provided in accordance with the Florida Plumbing Code. Residents shall have access to toilet facilities in public areas.

420.3.7.3 General offices shall be provided for business transactions, admissions, social services, private interviews, medical and financial records, and administrative and professional staff. Clerical files and staff office space shall be provided as needed. At a minimum there shall be a private office for the administrator and director of nursing.
420.3.7.4 At least one multipurpose room per nursing home facility shall be provided for conferences, meetings, and health education purposes, and shall include provisions for the use of visual aids. This room may be remotely located on the campus and shall have a minimum area of 120 square feet (11.15 m²).

420.3.7.5 Storage for office equipment and supplies shall be provided.

420.3.8 Facility support areas. Each facility support area shall meet the following standards.

420.3.8.1 Facility Dietary. A facility dietary area shall be provided for dietary service to residents and others as may be appropriate. No part of the kitchen area may be used as a pass through to the linen/laundry area. The facility dietary area shall contain the following facilities, in the size and number appropriate for the type of food service selected:

420.3.8.1.1 Storage space, including cold storage, for at least a seven-day supply of food shall be provided.

420.3.8.1.2 Food preparation facilities for cook to serve, cook to chill or a proprietary system of food preparation and adequate space and equipment for production shall be provided.

420.3.8.1.3 Employee dining and serving lines shall not be permitted in the dietary facilities area.

420.3.8.1.4 Hand-washing facilities shall be conveniently located in the food preparation area.

420.3.8.1.5 Facilities for assembly and distribution of resident meals shall be provided.

420.3.8.1.6 Ware washing space shall be located in a room or an alcove separate from the food preparation and serving area. Commercial-type ware washing equipment shall be provided. Space shall also be provided for receiving, scraping, sorting, and stacking soiled tableware and for transferring clean tableware to the use areas. Convenient hand washing facilities shall be available on the soiled dish side of the ware washing area.

420.3.8.1.7 Pot washing facilities shall be provided.

420.3.8.1.8 Storage areas and cleaning facilities for cans, carts, and mobile-tray conveyors shall be provided.

420.3.8.1.9 An office for the food service manager shall be provided.

420.3.8.1.10 A toilet, hand-washing facility and lockers for dietary staff shall be located within the dietary facilities area. A vestibule shall be provided between the toilet and the kitchen.

420.3.8.1.11 A housekeeping room located within the dietary facilities area shall be provided and shall include a service sink and storage space for housekeeping equipment and supplies.

420.3.8.1.12 An icemaker unit shall be provided and may be located in the food preparation area or in a separate room.

420.3.8.1.13 If the household design for person centered care model is utilized and if required by the functional program, a resident dietary area including cooking equipment, counter tops, kitchen sink, and storage areas shall be provided within the resident household for the use by staff, residents, and family. The cooking equipment shall be designed or secured in such a way to insure resident safety and shall meet all applicable fire safety codes. This dietary area may substitute for the nourishment requirement of section 420.3.4.2.5.

420.3.8.2 Facility laundry. A facility laundry area shall be provided that shall have provisions for the storing and processing of clean and soiled linen for appropriate resident care. Processing may be done within the facility, in a separate building on or off site, or in a commercial or shared laundry. Where soiled linen is processed as part of a facility laundry area, at a minimum, the following elements shall be included:

420.3.8.2.1 A separate room for receiving and holding soiled linen until ready for pickup or processing shall be provided. Discharge from soiled linen chutes may be received within this room or in a separate room. A hand-washing facility and a utility sink shall be provided.

420.3.8.2.2 A central, clean linen storage and issuing room(s), in addition to the linen storage required at the nursing units shall be provided.

420.3.8.2.3 Parking of clean and soiled linen carts in separate areas from each other and out of traffic shall be provided.
420.3.8.2.4 Hand-washing facilities in each area where untagged, soiled linen is handled shall be provided.

420.3.8.2.5 When linen is processed off site a service entrance protected from inclement weather for loading and unloading of linen shall be provided.

420.3.8.2.6 When linen is processed in a laundry facility located on site the following additional elements shall be provided:

420.3.8.2.6.1 A laundry processing room(s), separated by walls from other elements of the laundry, with commercial-type laundry equipment for washing and drying. Walls separating the functions of washing and drying are not required.

420.3.8.2.6.2 Storage for laundry supplies.

420.3.8.2.6.3 Arrangement of the laundry processes shall generally provide for an orderly workflow from dirty to clean to minimize cross traffic that might mix clean and soiled operations.

420.3.8.2.7 If the household design model for person centered care is utilized and if required by the functional program, resident laundry facilities including washing and drying equipment shall be provided for staff, family or individual resident use for the laundering only of a resident's personal items. If these laundry facilities are provided, they shall be readily accessible from each resident household without requiring the user to enter another resident unit, or floor and may be shared between two resident households. These resident laundry facilities shall not have to meet the requirements of the facility laundry described in Section 420.3.8.2 and may utilize residential laundry equipment. Each resident laundry room or area shall contain a hand wash facility and if required by the functional program a single deep bowl utility sink.

420.3.9 Housekeeping rooms/janitor's closets.

420.3.9.1 Housekeeping rooms or janitor's closets shall be provided throughout the facility as required to maintain a clean and sanitary environment but not less than one housekeeping room/janitor's closet shall be provided for each floor in addition to the housekeeping room required in the facility dietary area. Each room has storage space for housekeeping equipment and supplies. A service sink shall be provided in at least one housekeeping room or janitor's closet on each floor.

420.3.10 Engineering service and equipment areas.

420.3.10.1 Room(s) or separate building(s) for boilers, mechanical and electrical equipment shall be provided as required.

420.3.10.2 Room(s) for the storage of building maintenance supplies and solvents shall be provided. On site safe and secure storage for the facility drawings, records and manuals shall be provided.

420.3.10.3 A general maintenance area for repair and maintenance shall be provided as required.

420.3.10.4 Yard equipment and supply storage room, if provided, shall be located so that equipment may be moved directly to the exterior.

420.3.11 Details and finishes.

420.3.11.1 Potential hazards such as sharp corners, loose laid rugs or carpets, shall not be permitted.

420.3.11.2 Doors to all rooms containing bathtubs, showers, and water closets for resident use located in double occupancy rooms or are shared between two single occupancy rooms, shall be equipped with privacy hardware that permits emergency access without the use of keys. When such room has only one entrance and is equipped with a swing door, the door shall open outward, or be equipped with emergency release hardware. When emergency release hardware is utilized on a swing door located in a public area, it shall provide visual privacy for the resident and if required by other sections of this code, be smoke resistive.

420.3.11.3 Interior corridor doors, except those to small closets, janitor's closets, electrical or mechanical rooms, housekeeping closets and other small rooms not subject to occupancy, shall not
swing into the corridor. A door located on the exit access corridor, and required to swing outward, shall open into an alcove. 

420.3.11.4 A sliding door equipped with sliding hardware located on the resident room side of the wall shall be permitted on an individual resident toilet or bathroom. If a sliding door is used on a resident toilet or bathroom, a D-shaped handle at least 4 inches (10.16 cm) long shall be provided to open the door.

420.3.11.5 Door thresholds except where required at exterior doors, and expansion joint covers shall be designed to facilitate use of wheelchairs and carts and to prevent tripping and shall provide a smooth and level transition from surface-to-surface.

420.3.11.6 All resident room windows shall have a minimum net glazed area of not less than 8 percent of the gross floor area of the room or bed area served. Operable windows are not required but if they are provided they shall be equipped with insect screens.

420.3.11.7 Handrails shall be provided on both sides of all corridors that are defined by walls and normally used by residents. Mounting height shall be between 36 inches (0.91m) and 42 inches (1.57 m). A clearance of 1½ inches (38 mm) shall be provided between the handrail and the wall. Handrails shall be designed without sharp corners, edges or hardware and shall permit easy grasping by the resident with a maximum diameter of 1.5 inches (38 mm). It shall be designed to provide a profile with a surface wide enough for the resident to be able to lean on the rail to rest. Rail ends shall return to the wall.

420.3.11.8 Grab bars, 11/2 inches (38 mm) in diameter, either permanent or flip down, shall be installed in all resident showers, tubs, and baths and on any two sides of all resident use toilets. Wall-mounted grab bars shall provide an 11/2 inch (38 mm) clearance from walls and shall sustain a concentrated load of 250 pounds (113.4 kg). Where flip down grab bars are used, the toilet does not need to be located within 18” of an adjacent wall, except as required by Chapter 11 of this code.

420.3.11.9 Each resident hand-washing facility shall have a mirror unless prohibited by the nursing program. Mirror placement shall allow for convenient use by both wheelchair occupants and ambulatory persons. Tops and bottoms may be at levels usable by individuals either sitting or standing. Additional mirrors may be provided for wheelchair occupants, or one separate full-length mirror located in the resident room may be provided to meet the needs of wheelchair occupants.

420.3.11.10 Provisions for soap dispensing and hand drying shall be included at all hand washing facilities. Those in resident use areas shall be paper or cloth towels enclosed to protect against dust or soil and shall be single-unit dispensing.

420.3.11.11 Only recessed soap dishes shall be allowed in patient use tubs and showers unless the tubs and showers are of molded plastic type fixtures.

420.3.11.12 Towel bars shall be provided at each bathing facility.

420.3.11.13 All resident use plumbing fixtures and door operating hardware shall be equipped with lever type hardware for easy gripping and turning.

420.3.11.14 Toilet compartment partitions and urinal screens shall not be constructed of product that does not rust, corrode or delaminate. [4156-A3]

420.3.11.15 The minimum ceiling height throughout the facility shall be 8 feet (2.44 m) above the finished floor with the following exceptions:

420.3.11.15.1 Steam boiler and hot water generator rooms shall have ceiling clearances of at least 2 feet 6 inches (0.76 m) above the main header and connecting pipe.

420.3.11.15.2 Ceilings in storage rooms, resident room entrance vestibules and toilet rooms shall be at least 7 feet 6 inches (2.33 m) above the finished floor.

420.3.11.15.3 Ceilings in normally unoccupied spaces and alcoves may be reduced to 7 feet (2.13 m) above the finished floor.

420.3.11.15.4 Ceilings in exit access corridors and exit passageways shall be a minimum of 8 feet (2.44 m) above the finished floor.
420.3.11.16 In addition to the electric drinking fountain in the administrative/lobby area in Section 420.3.7.2, a minimum of one electric drinking fountain shall be provided per resident floor unless drinking water is available from the resident dietary area.

420.3.11.17 Floor material shall be readily cleanable and appropriate for the location. Floor surfaces in resident-use areas shall be non-glossy to minimize glare. If composition floor tiles are used, the interstices shall be tight.

420.3.11.17.1 In residential care and sleeping areas, a base shall be provided at the floor line.

420.3.11.17.2 Floors in areas used for food preparation and assembly shall be water resistant. Floor surfaces, including tile joints, shall be resistant to food acids. In all areas subject to frequent wet-cleaning methods, floor materials shall not be physically affected by germicidal cleaning solutions.

420.3.11.17.3 Floors subject to traffic while wet, such as shower and bath areas, kitchens, and similar work areas, shall have a slip resistant surface and floor-to-base intersections shall be watertight.

420.3.11.17.4 Carpet and padding in resident areas shall be stretched tight, in good repair and free of loose edges or wrinkles that might create hazards or interfere with the operation of wheelchairs, walkers or wheeled carts.

420.3.11.18 Wall finishes shall be washable and, if near plumbing fixtures, shall be smooth and have a moisture-resistant finish. Finish, trim, walls, and floor constructions in dietary and food storage areas shall be free from rodent and insect harboring spaces.

420.3.11.18.1 Basic wall construction in areas not subject to conditioned air shall be constructed of masonry, cement plaster or moisture-resistant gypsum wallboard.

420.3.11.18.2 The finishes of all exposed ceilings and ceiling structures in the dietary facilities area shall be readily cleanable with routine housekeeping equipment.

420.3.11.18.3 Highly polished walls or wall finishes that create glare shall be avoided.

420.3.11.18.4 Wall coverings that promote the growth of mold and mildew shall be avoided on exterior walls or on walls that are located in normally wet locations.

420.3.11.19 All smoke partitions, horizontal exits and exit passageway partitions shall be constructed prior to the construction of intervening walls.

420.3.11.20 Smoke partitions barriers shall be constructed so as to provide a continuous smoke-tight membrane from exterior wall to exterior wall and from the floor to the underside of the deck above. This includes interstitial space and the area above solid fire-tested membranes. (4156 A5)

420.3.11.21 Where it is not possible to inspect fire/smoke partitions barriers because of the fire-tested membrane, fire-rated access panels shall be installed adjacent to each side of the smoke partitions barriers at intervals not exceeding 30 feet (9.00 m) and in such locations as necessary to view all surfaces of the partition. Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have fire rated protected openings shall be effectively and permanently identified with signs or stenciling. Such identification shall be above any decorative ceiling and in concealed spaces. Suggested wording for a fire/smoke partition is as follows: "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS." (4156 A5)

420.3.11.22 Where electrical conduits, cable trays, ducts and utility pipes pass through the smoke partition, the utilities shall be located so that access is maintained to adjacent wall surfaces and to all damper access panels. The details shall show the studs and reinforcing half studs so that proper support is provided for the wall surfacing material. There shall be a minimum clearance of 6 inches (152 mm) between all conduits, piping, and duct work at corridor walls to facilitate the inspection of these walls.

420.3.12 Elevators. (Where required)

420.3.12.1 All buildings having resident use areas on more than one floor shall have hospital-type electric or hydraulic elevator(s) that shall be in compliance with the requirements of Chapter 30 of
this code and Chapter 69A-47, Florida Administrative Code, "Uniform Fire Safety Standards for Elevators."

420.3.12.2 In the absence of an engineered traffic study, the minimum number of elevators shall be as follows:

420.3.12.2.1 At least one elevator shall be installed where resident beds are located on any floor other than the main entrance floor.

420.3.12.2.2 When 60 to 200 resident beds are located on floors other than the main entrance floor, at least two elevators, one of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.3 When 201 to 350 resident beds are located on floors other than main entrance floor, at least three elevators, two of which shall be of the hospital-type and capacity, shall be installed.

420.3.12.2.4 For facilities with more than 350 resident beds above the main entrance floor, the number of elevators shall be determined from a facility plan study and from the estimated vertical transportation requirements.

420.3.12.3 Cars of elevators shall have inside dimensions that accommodate a resident bed with attendants. Cars shall be at least 5 feet (1.52 m) wide by 7 feet 6 inches (2.29 m) deep. The car door shall have a clear opening of not less than 4 feet (1.22 m).

420.3.12.4 Elevator call buttons shall not be activated by heat or smoke. If employed, light beam door activators shall be used in combination with door-edge safety devices and shall be connected to a system of smoke detectors such that the light control feature will disengage or be overridden if it encounters smoke at any landing.

420.3.13 Water supply and sewage disposal.

420.3.13.1 An approved, accessible, adequate, safe and potable supply of water shall be provided. The water supply shall be accessible and available at all times for drinking, fire protection, culinary, bathing, cleaning and laundry purposes.

420.3.13.2 Hot water shall be supplied to all lavatory and sink plumbing fixtures available for use by residents and staff.

420.3.13.3 An approved, adequate and safe method of sewage collection, treatment and disposal shall be provided for each nursing home.

420.3.14 Heating, Ventilating and air-conditioning (HVAC) systems. In addition to the basic HVAC system requirements as described by Part 6, ANSI/ASHRAE/ASHE Standard 170-2008: Ventilation of Health Care Facilities of the Guidelines, the following specific elements are also required.

420.3.14.1 Mechanical equipment shall be defined as equipment utilized in air-conditioning, heating, ventilating systems and associated electrical, electronic and pneumatic components required for the mechanical equipment to provide the function intended by the application of the equipment. New and existing equipment replacements shall comply with these requirements.

420.3.14.2 Mechanical equipment shall be installed exterior of the building, to include the roof, in a designated equipment room(s), or in a space(s) located in an attic(s).(4156 A5)

420.3.14.3 If the unit serves only one room it may be located above the ceiling and shall be accessible through an access opening in accordance with this code. Access panels are not required for lay-in ceiling installations, provided the service functions are not obstructed by other above-ceiling construction, such as electrical conduits, piping, audio visual cabling and like equipment components or supports.

420.3.14.4 Ventilation shall be provided by mechanical means in all rooms in new facilities and in all renovated or remodeled rooms. The minimum air quantities and filtration efficiencies shall be met as set forth in Part 6 of the Guidelines and Table 4.1-1 Ventilation Requirements for Areas Affecting Resident Care in Nursing Homes of the Guidelines for those spaces that are listed.(4156 A5)
420.3.14.5 For spaces listed in the minimum ventilated rate table, central station type air-handling equipment shall be used. Package terminal air-conditioning units or fan coils may be used to serve resident rooms and shall be provided with 20 percent MERV 8 filters minimum. (4156 A5)

420.3.14.6 System designs utilizing fan coil or package terminal air-conditioning units shall have the outdoor air ventilation damper permanently closed. The ventilation requirement shall be satisfied by a central station type air handling unit provided with a 30 percent MERV 8 filter minimum or as required by the listed space served. Spaces designated for the exclusive use of physical plant personnel need not comply with this requirement. (4156 A5)

420.3.14.7 Administrative and other staff-only areas shall be provided with outside air at the minimum rate of 20 cfm (9.43 L/s) per person, and the central system shall have a minimum of 30 percent ASHRAE dust spot efficiency filter.

420.3.14.8 All outdoor air intakes shall be located a minimum of 3 feet (0.91 m) above surrounding surfaces and a minimum of 10 feet (3.05 m) horizontally from any exhaust air or plumbing vent.

420.3.14.9 All filters in systems in excess of 1000 cfm (28.32 m3/min) capacity shall be installed with differential pressure gauges. The filter gauge shall have the range of acceptable filter operation clearly and permanently indicated.

420.3.14.10 Filter housings for 80 percent MERV 13 efficiency filters shall be fully gasketed and sealed with mechanical latching devices capable of exerting and maintaining a continuous, uniform sealing pressure on the filter media when in the latched, closed position. (4156 A5)

420.3.14.11 The transfer of air quantities through one space to an adjacent space is not permitted except that the transfer of air to maintain space relative pressure by the under cutting of doors is permitted. The maximum allowable air quantity for door undercuts shall be 75 cfm (35.38 L/s) for single door widths up to 44 inches (1117 mm).

420.3.14.12 Space relative pressure requirements shall be maintained throughout the entire system control range where variable volume systems are utilized.

420.3.14.13 Spaces having exhaust hoods shall have sufficient make-up supply air such that the required pressure relationship will not be affected by the operation of the hood.

420.3.14.14 All supply, return and exhaust ventilation fans shall operate continuously. Dietary hood, laundry area, administrative areas that are separated from all resident areas and support areas and maintenance area supply and exhaust fans shall be exempted from continuous operation.

420.3.14.15 Cooling coil condensate shall be piped to a roof drain, floor drain or other approved location.

420.3.14.16 Each new resident sleeping room or resident sleeping area that is separated by a permanent partition and door shall be provided with a separate thermostat to provide individual adjustment of room or area temperature.

420.3.15 Exhaust.

420.3.15.1 Exhaust fans and other fans operating in conjunction with a negative duct system pressure shall be located at the discharge end of the system. Fans located immediately within the building located at the end of all exhaust ducts shall be permitted. Existing, nonconforming systems need not be brought into compliance when equipment is replaced due to equipment failure.

420.3.15.2 Exhaust hoods in food preparation areas shall be listed or certified by a nationally recognized testing laboratory (NRTL).

420.3.16 Ducts.

420.3.16.1 All new facility construction shall have totally ducted supply, return, exhaust and outside air systems including areas of all occupancy classifications.

420.3.16.2 In new construction, duct system risers penetrating more than one floor shall be installed in vertical fire-rated shafts. Horizontal offsets of the risers shall not be allowed. Fire/smoke dampers shall be installed at duct penetrations of the chase. Existing nonconforming systems shall be brought into compliance when remodel or renovation work is proposed.
420.3.17 Fan and damper control during fire alarm.

420.3.17.1 During an automatic fire alarm activated by an automatic initiating device, or the activation of a duct smoke detector, fan systems and fan equipment serving more than one room shall be stopped to prevent the movement of smoke by mechanical means from the zone in alarm to adjacent smoke zones. (4156 A5)

420.3.17.2 Air-handling and fan coil units serving exit access corridors for the zone in alarm shall shut down upon fire alarm.

420.3.17.3 Smoke or fire/smoke dampers shall close upon fire alarm and upon manual shutdown of the associated supply, return or exhaust fan.

420.3.18 Plumbing.

420.3.18.1 All plumbing fixtures provided in spaces shall conform to the requirements of Table 420.3.18.1 of plumbing fixtures and minimum trim.

420.3.18.2 The temperature of hot water supplied to resident and staff use lavatories, showers and bath shall be between 105°F (41°C) and 115°F (46°C) at the discharge end of the fixture.

420.3.18.3 Wall-mounted water closets, lavatories, drinking fountains and hand-washing facilities shall be attached to floor-mounted carriers and shall withstand an applied vertical load of a minimum of 250 pounds (113.39 kg) to the front of the fixture.

420.3.18.4 Grease interceptors shall be located outside of the building.

420.3.18.5 Provide deep seal traps for floor drains in resident showers.

420.3.18.6 Food preparation sinks, pot washing, dishwashers, janitor sinks, floor drains, and cart and can wash drains shall run through the grease trap. Garbage disposers shall not run through the grease trap.

420.3.18.7 Ice machines, rinse sinks, dishwashers, and beverage dispenser drip receptacles shall be indirectly wasted.

420.3.18.8 Each water service main, branch main, riser and branch to a group of fixtures shall have valves. Stop valves shall be provided for each fixture. Panels for valve access shall be provided at all valves.

420.3.18.9 Backflow preventers (vacuum breakers) shall be installed on bedpan-rinsing attachments, hose bibs and supply nozzles used for connection of hoses or tubing in housekeeping sinks and similar applications.

420.3.18.10 A backflow preventer shall be installed on the facility main water source(s).

420.3.18.11 All piping, except control-line tubing, shall be identified. All valves shall be tagged, and a valve schedule shall be provided to the facility owner for permanent record and reference.

**TABLE 420.3.18.1**

**PLUMBING FIXTURES AND MINIMUM TRIM**

<table>
<thead>
<tr>
<th>ROOM/FUNCTION</th>
<th>FIXTURE, FITTING, AND TRIM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barber and Beauty</td>
<td>G-6</td>
</tr>
<tr>
<td>Bed Pan Sanitizer</td>
<td>K-7</td>
</tr>
<tr>
<td>Clean Utility Room</td>
<td>C-2</td>
</tr>
<tr>
<td>Corridor per nursing unit</td>
<td>I-5</td>
</tr>
<tr>
<td>Eye Wash Station(s)</td>
<td>L-5</td>
</tr>
<tr>
<td>Exam/Treatment Room</td>
<td>A-2</td>
</tr>
<tr>
<td>Housekeeping/Janitor’s Closet</td>
<td>E-6</td>
</tr>
<tr>
<td>Laundry</td>
<td>A-1; H-1</td>
</tr>
<tr>
<td>Medication Preparation Room</td>
<td>C-2</td>
</tr>
<tr>
<td>Nourishment Room</td>
<td>C-2</td>
</tr>
<tr>
<td>Resident Baths</td>
<td>J-1</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Resident bedrooms with three or more beds</td>
<td>A-1</td>
</tr>
<tr>
<td>Resident Room Bath</td>
<td>A-1; B-4; J-1</td>
</tr>
<tr>
<td>Resident Toilet Rooms</td>
<td>A-1; B-4</td>
</tr>
<tr>
<td>Soiled Utility Room(s)</td>
<td>D-2; F-3 AND 4; K-5</td>
</tr>
<tr>
<td>Therapy Areas</td>
<td>A-2</td>
</tr>
<tr>
<td>Toilet Rooms, public and staff</td>
<td>A-1; B-5</td>
</tr>
</tbody>
</table>

**FIXTURE LEGEND**

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
<th>H.</th>
<th>I.</th>
<th>J.</th>
<th>K.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lavatory</td>
<td>Water Closet</td>
<td>Sink, Single Compartment</td>
<td>Sink, Double Compartment</td>
<td>Sink or Receptor, Janitor</td>
<td>Sink, Clinical Service and Rinsing Device</td>
<td>Sink, Shampoo</td>
<td>Sink, Laundry</td>
<td>Electric Drinking Fountain</td>
<td>Bathing Facilities or Shower (Note 1)</td>
<td>Sanitizer w/ rinse water at 140°F (60°C) or chemical rinse. If required by the functional program of the facility.</td>
</tr>
</tbody>
</table>

**FIXTURE LEGEND**

1. Hot and cold supplies.
2. Hot and cold supplies with wrist blades from 31/2 inches (89 mm) to 41/2 inches (114 mm) in length or foot or knee control and a gooseneck spout with discharge a minimum of 5 inches (127 mm) above the fixture rim.
3. Hot and cold supplies with elbow blades a minimum of 6 inches (152 mm) long or foot or knee control.
4. Bedpan rinsing attachment, cold water only. If required by the functional program of the facility.
5. Cold supply.
6. Hot and cold supplies with hose connection and backflow preventer.
7. Hot water supply.

**NOTES:**

1. Mixing valves used in shower applications shall be of the balanced-pressure type design.
2. If eye wash stations are provided, they shall be installed in accordance with American National Standards Institute (ANSI) Z358.1 for Emergency Eyewash and Shower Equipment.

**420.3.19 Medical gas and vacuum systems.**

**420.3.19.1** Provide a medical gas and vacuum system in conformance with the requirements for a Nursing Home as described in NFPA 99, *Health Care Facilities.*

**420.3.19.2** Provide a dedicated area for the location of the oxygen system emergency supply source with an impervious, noncombustible, nonpetroleum-based surface located adjacent to the emergency low pressure gaseous oxygen inlet connection. Provision shall be made for securing the vessel to protect it from accidental damage.

**420.3.20 Fire pump.** (Where required).

**420.3.20.1** Fire pumps and ancillary equipment shall be separated from other functions by construction having a 2-hour fire-resistance rating.

**420.3.20.2** The fire pump normal service disconnect shall be rated to hold locked rotor current. If the approved normal service disconnect is located on the exterior, it shall be supervised by connection to the fire pump remote annunciator and shall provide a separate fire alarm system trouble indication.

**420.3.20.3** When the fire pump is placed on the emergency system in addition to the normal supply, the emergency feeder protective device shall be sized in accordance with maximum rating or settings of Chapter 27 of the *Florida Building Code, Building.*
420.3.20.4 The fire pump transfer switch may be either manual or automatic. If located on the line side of the controller as a separate unit, the switch must be rated for the pump motor locked rotor current indefinitely and must be located in the pump room.

420.3.20.5 Combination fire pump controller and transfer switch units listed by the Underwriter's Laboratories, Inc., as prescribed by Chapter 27 of the Florida Building Code, Building are acceptable when the transfer switch has exposable and replaceable contacts, not circuit breaker types, rated for the available short-circuit current.

420.3.20.6 The fire pump shall be installed in a readily accessible location. When it is located on the grade level floor, there shall be direct access from the exterior.

420.3.21 Electrical requirements.

420.3.21.1 All material, including equipment, conductors, controls, and signaling devices, shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facility requirements as shown in the specifications and as indicated on the plans. All materials and equipment shall be listed as complying with applicable standards of Underwriter’s Laboratories, Inc., or other nationally recognized testing facilities. Field labeling of equipment and materials will be permitted only when provided by a nationally recognized testing laboratory (NRTL) that has been certified by the Occupational Safety and Health Administration (OSHA) for that referenced standard.

420.3.21.2 For purposes of this section, a resident room, a resident therapy area or an examination room shall be considered a “patient care area” as described in NFPA 99 Health Care Facilities, and Chapter 27, Electrical Systems, of this code.

420.3.21.3 Panels located in spaces subject to storage shall have the clear working space per Chapter 27, Electrical Systems, of this code, permanently marked “ELECTRICAL—NOT FOR STORAGE” with a line outlining the required clear working space on the floor and wall.

420.3.21.4 Panel boards shall not be located in an exit access corridor or in an unenclosed space or area that is open to an exit access corridor. Panel boards may be located inside of a room or closet that opens into an exit access corridor only when the room or closet is separated from the exit access corridor by a partition and door that comply with this code. (4156 A5)

420.3.21.5 There shall be documentation for equipotential grounding in all patient care areas, building service ground electrode systems, lightning protection ground terminals and special systems such as fire alarm, nurse call, paging, generator, emergency power and breaker coordination.

420.3.22 Lighting.

420.3.22.1 All spaces occupied by people, machinery and equipment within buildings, approaches to buildings and parking lots shall have electric lighting.

420.3.22.2 Resident bedrooms shall have general lighting from ceiling mounted fixtures, floor lamp fixtures or table mounted fixtures. Separate fixed night lighting shall be provided. The night-light shall have a switch at the entrance to each resident’s room or separate sleeping area. A reading light shall be provided for each resident. Resident reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminary. Wall-mounted switches for control of lighting in resident areas shall be of quiet operating type.

420.3.22.3 All lighting in the resident use areas including corridors, shared spaces, treatment areas, sleeping areas, social areas and living areas shall meet the requirements of RP-28-07 Lighting and the Visual Environment for Senior Living as referenced in Chapter 35 of this code.

420.3.22.4 All general resident room lighting and all corridor lighting used by residents shall be designed to minimize glare such as indirect lighting.

420.3.23 Receptacles.

420.3.23.1 Provide one general purpose duplex receptacle on another wall to serve each resident and one additional duplex receptacle at the head of the bed if a motorized bed is provided.
420.3.23.2 Duplex receptacles for general use shall be installed in all general purpose corridors, approximately 50 feet (15.24 m) apart and within 25 feet (7.52 m) of corridor ends.

420.3.24 Fire alarm systems.

420.3.24.1 A fire alarm annunciator panel shall be provided at a single designated 24-hour monitored location. The panel shall indicate audibly and visually, the zone of actuation of the alarm and system trouble. As a minimum, devices located in each smoke compartment shall be interconnected as a separate fire alarm zone. Annunciator wiring shall be supervised. Annunciator shall clearly indicate the zone location of the alarm. Provide an adjacent zone location map to quickly locate alarm condition.

420.3.25 Nurse call systems. Wired or wireless type nurse call systems shall be permitted if they have been tested and approved by a national recognized testing laboratory (NRTL) to meet the requirements of UL 1069, 7th edition published October 12, 2007 as referenced in Chapter 35 of this code. All wireless systems shall be been tested and approved by a national recognized testing laboratory (NRTL) to meet the requirements of Section 49, Wireless Systems of UL 1069, 7th edition as referenced in Chapter 35 of this code. All nurse call systems whether wired or wireless shall be supervised in accordance with the requirements of UL 1069, 7th edition for wired and wireless nurse call systems and tested and approved by a nationally recognized testing laboratory (NRTL) to meet those requirements.

420.3.25.1 A nurse call system shall be provided that will register a call from each resident bed to the related staff work area(s) by activating a visual signal at the resident room door or wireless pager and activating a visual and audible signal in the clean utility, soiled utility, nourishment station, medication prep or mobile nurse station receiver and the master station of the resident unit. If a mobile nurse station receiver is utilized to receive the resident call, it will be worn by all staff who are assigned to the resident unit and shall identify the specific resident and or room from which the call was placed. Audible signals may be temporarily silenced, provided subsequent calls automatically reactive the audible signal. In rooms containing two or more calling stations, indicating lights shall be provided for each calling station. In multi-corridor nursing units, corridor zone lights shall be installed at corridor intersections in the vicinity of staff work areas.

420.3.25.2 An emergency calling station of the pull cord type shall be provided and shall be conveniently located for resident use at each resident toilet, bath or shower room but not inside of the shower unless the nurse call device is listed for wet locations. The call signal shall be the highest priority and shall be cancelled only at the emergency calling station. The emergency calling station shall activate distinctive audible and visual signals immediately at the resident room door or wireless pager, and activate a visual and audible signal in the clean utility, soiled utility, nourishment station, medication prep or mobile nurse station receiver and the master station of the resident unit. If a mobile nurse station receiver is utilized to receive the resident call, it will be worn by all staff who are assigned to the resident unit and shall identify the specific resident and or room from which the call was placed.

420.3.25.3 The nurse call master station shall be located inside the resident unit at a staff administrative area and shall not block any incoming resident calls. The master station control settings shall not prevent the activation of the incoming audible and visual signals. In wireless systems, all orphaned calls to mobile nurse station receivers will register at the nurse call master station.

420.3.25.4 Activation of an emergency call shall not cancel a normal call from the same room.

420.3.25.5 A corridor dome light shall be located directly outside of any resident care area that is equipped with a wired nurse call system.

420.3.26 Essential electrical system.

420.3.26.1 A Type 1 essential electrical system shall be provided in all nursing homes as described in NFPA 99, Health Care Facilities. The emergency power for this system shall meet the
requirements of a Level 1, Type 10, Class 48 generator as described in NFPA 110, *Emergency Standby Power Systems*.

**420.3.26.2** In new construction, the normal main service equipment shall be separated from the emergency distribution equipment by locating it in a separate room. Transfer switches shall be considered emergency distribution equipment for this purpose.

**420.3.26.3** The generator remote annunciator shall be located at a designated 24 hour staffed location.

**420.3.26.4** Switches for critical branch lighting shall be completely separate from normal switching. The devices or cover plates shall be of a distinctive color. Critical branch switches may be adjacent to normal switches. Switches for life safety lighting are not permitted except as required for dusk-to-dawn automatic control of exterior lighting fixtures.

**420.3.26.5** There shall be selected life safety lighting provided at a minimum of 1 footcandle (10 lux) and designed for automatic dusk-to-dawn operation along the travel paths from the exits to the public way or to safe areas located a minimum of 30 feet (9.14 m) from the building.

**420.3.26.6** A minimum of one elevator per bank serving any patient use floor shall be connected to the equipment branch of the essential electric system and arranged for manual or automatic operation during loss of normal power. Elevator cab lighting, controls, and communication and signal systems shall be connected to the life safety branch.

**420.3.26.7** If a day tank is provided, it shall be equipped with a dedicated low-level fuel alarm and a manual pump. The alarm shall be located at the generator derangement panel.

**420.3.26.8** Transfer switch contacts shall be of the open type and shall be accessible for inspection and replacement.

**420.3.26.9** If required by the facility's emergency food plan, there shall be power connected to the equipment branch of the essential electrical system for kitchen refrigerators, freezers and range hood exhaust fans. Selected lighting within the kitchen and dry storage areas shall be connected to the critical branch of the essential electrical system.

**420.3.27 Lightning protection.**

**420.3.27.1** A lightning protection system shall be provided for all new buildings and additions in accordance with NFPA 780, *Installation of Lightning Protection Systems*.

**420.3.27.2** Where additions are constructed to existing buildings, the existing building's lightning protection system, if connected to the new lightning protection system, shall be inspected and brought into compliance with current standards.

**420.3.27.3** There shall be surge protection for all normal and emergency electrical services.

**420.3.27.4** Additional surge protection shall be provided for all low-voltage and power connections to all electronic equipment in critical care areas and life safety systems and equipment such as fire alarm, nurse call and other critical systems. Protection shall be in accordance with appropriate IEEE Standards for the type of equipment protected.

**420.3.27.5** All low voltage system main or branch circuits entering or exiting the structure shall have surge suppressors installed for each pair of conductors and shall have visual indication for protector failure to the maximum extent feasible.

**420.4 Physical plant requirements for disaster preparedness of new nursing home construction.**

**420.4.1 Definitions.** The following definitions shall apply specifically to this section:

**420.4.1.1** "New facility" means a nursing home which has not received a Stage II Preliminary Plan approval from the Agency for Health Care Administration pursuant to this section.

**420.4.1.2** "Net square footage" means the clear floor space of an area excluding cabinetry and other fixed furniture or equipment.

**420.4.1.3** "During and immediately following" means a period of 72 hours following the loss of normal support utilities to the facility.

**420.4.1.4** "Occupied resident area(s)" means the location of residents inside of the new facility or in the addition of a wing or floor to an existing facility during and immediately following a disaster. If
these residents are to be relocated into an area of the existing facility during and immediately following a disaster, then for these purposes, that location will be defined as the "occupied resident area."

420.4.1.5 "Resident support area(s)" means the area(s) required to ensure the health, safety and well-being of residents during and immediately following a disaster, such as a staff work area, clean and soiled utility areas, food preparation area and other areas as determined by the facility to be kept operational during and immediately following a disaster.

420.4.1.6 "On site" means either in, immediately adjacent to, or on the campus of the facility, or addition of a wing or floor to an existing facility.

420.4.1.7 "Resident(s) served" means the number of residents as determined by the facility that will be served in the occupied resident area(s) during and immediately following a disaster.

420.4.2 Disaster preparedness construction standards. The following construction standards are in addition to the physical plant requirements described in Sections 420.2 through 420.3. These minimum standards are intended to increase the ability of the facility to be structurally capable of serving as a shelter for residents, staff and the family of residents and staff and equipped to be self-supporting during and immediately following a disaster:

420.4.2.1 Space standards.

420.4.2.2.1 Except as permitted by Section 1612 of this code, the lowest floor of all new facilities shall be elevated to the Base Flood Elevation as defined in Section 1612 of this code, plus 2 feet, or to the height of hurricane Category 3 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.

420.4.2.2.2 For all existing facilities, the lowest floor elevations of all additions, and all resident support areas including food service, and all resident support utilities, including mechanical, and electrical (except fuel storage as noted in Section 420.4.2.9.3 of this code) for the additions shall be at or above the elevation of the existing building, if the existing building was designed and constructed to comply with either the site standards of section 420.4 of this code or local flood resistant requirements, in effect at the time of construction, whichever requires the higher elevation, unless otherwise permitted by Section 1612 of this code. If the existing building was constructed prior to the adoption of either the site standards of 420.4 of this code or local flood resistant requirements, then the addition and all resident support areas and utilities for the addition as described in this section shall either be designed and constructed to meet the requirements of Section 420.4.2.2.1 of this code or be designed and constructed to meet the dry flood proofing requirements of Section 1612 of this code. (4294handout)

420.4.2.2.3 Substantial improvement, as defined by Section 1612 of this code, to all existing facilities located within flood areas as defined in Section 1612 of this code or within a Category 3 surge inundation zone as described in Section 420.4.2.2.1 of this code, shall be designed and constructed in compliance with Section 1612 of this code.

420.4.2.2.4 Where an off-site public access route is available to the new facility at or above the base flood elevation, a minimum of one on-site emergency access route shall be provided that is located at the same elevation as the public access route.

420.4.2.2.5 New landscaping elements shall be located so if damaged they will not block the on-site emergency access route to the facility. Outdoor signs and their foundations shall be designed to meet the wind load criteria of this code.

420.4.2.2.6 New light standards and their foundations used for lighting the on-site emergency access route shall be designed to meet the wind load criteria as described in the American Society of Civil Engineers (ASCE 7), 50-year recurrence interval of wind velocity with appropriate exposure category dependent on site location. [4294]
420.4.2.3 Structural standards. Wind load design of the building structure and exterior envelope including exterior wall systems shall be designed in accordance with this code.

420.4.2.4 Roofing standards.

420.4.2.4.1 Roofing membrane material shall resist the uplift forces specified in this code. Roof coverings shall be installed according to the specifications provided by the manufacturer.

420.4.2.4.2 Loose-laid ballasted roofs shall not be permitted.

420.4.2.4.3 All new roof appendages such as ducts, tanks, ventilators, receivers, dx condensing units and decorative mansard roofs and their attachment systems shall be structurally engineered to meet the wind load requirements of this code. All of these attachment systems shall be connected directly to the underlying roof structure or roof support structure.

420.4.2.5 Exterior unit standards.

420.4.2.5 Exterior unit standards.

420.4.2.5.1 All exterior window units, skylights, exterior louvers and exterior door units including vision panels and their anchoring systems shall be impact resistant or protected with an impact resistant covering meeting the requirements of the Testing Application Standards (TAS) 201, 202, and 203 of this code in accordance with the requirements of Sections 1626.2 thru 1626.4 of this code. The impact resistant coverings may be either permanently attached or may be removable if stored on site of the facility.

The location or application of exterior impact protective systems shall not prevent required exit egress from the building.

420.4.2.5.3 When not being utilized to protect the windows, the permanently attached impact resistant coverings protective systems shall not reduce the percentage of the clear window opening below that required by this code for the patient room.

420.4.2.6 Heating, ventilation and air conditioning (HVAC) standards.

420.4.2.6.1 All new air-moving equipment, dx condensing units, through-wall units and other HVAC equipment located outside of, partially outside of, or on the roof of the facility and providing service to the facility shall be permitted only when either of the following are met:

420.4.2.6.1.1 They are located inside a penthouse designed to meet the wind load requirements of the Florida Building Code, Building; or

420.4.2.6.1.2 Their fastening systems are designed to meet the wind load requirements of the Florida Building Code, Building and they and all associated equipment are protected as required by TAS 201, 202, and 203 in accordance with the requirements of Sections 1626.2 thru 1626.4 of this code from damage by horizontal impact by a separate and independent structure that allows access to all parts of the equipment at all times or

420.4.2.6.1.3 They are completely protected by the equipment shrouding that meets the requirements of TAS 201, 202, and 203 in accordance with the requirements of Sections 1626.2-1626.4 of this code.

420.4.2.6.3 As determined by the facility, these selected HVAC systems and their associated support equipment, such as a control air compressor, essential to the maintenance of the occupied resident and resident support area(s) shall receive their power from the emergency power supply system(s).

420.4.2.6.4 Ventilation air change rates in occupied patient areas shall be maintained as specified in this section during and immediately following a disaster by connection to the essential electrical system.

420.4.2.6.5 Auxiliary equipment and specialties such as hydronic supply piping and pneumatic control piping shall be located, routed and protected in such a manner as determined by the facility to ensure the equipment receiving the services will not be interrupted.

420.4.2.7 Plumbing standards.

420.4.2.7.1 There shall be an independent on-site supply (i.e., water well) or on-site storage capability (i.e., empty water storage containers or bladders) of potable water at a minimum
quantity of 3 gallons (11 L) per resident served per day during and immediately following a disaster. For planning purposes the number of in-patients shall be determined in writing by the facility. Hot water in boilers or tanks shall not be counted to meet this requirement.

420.4.2.7.2 There shall be an independent on-site supply or storage capability of potable water at a minimum quantity of 1 gallon (4 L) per facility staff, and other personnel in the facility per day during and immediately following a disaster. For planning purposes, the number of these personnel shall be estimated by the facility. Hot water in boilers or tanks shall not be counted to meet this requirement.

420.4.2.7.3 The facility shall determine what amount of water will be sufficient to provide for resident services, and shall maintain an on-site supply or on-site storage of the determined amount.

420.4.2.7.4 When used to meet the minimum requirements of this rule, selected system appurtenances such as water pressure maintenance house pumps and emergency water supply well pumps shall take power from the emergency power supply system(s).

420.4.2.8 Medical gas systems standards. The storage, distribution piping system and appurtenances shall be contained within a protected area(s) designed and constructed to meet the structural requirements of this code and debris impact requirements as specified by Sections 1626.2 through 1626.4.

420.4.2.9 Emergency electrical generator and essential electrical system standards.

420.4.2.9.1 There shall be an on-site Level 1 emergency electrical generator system designed to support the occupied resident area(s) and resident support area(s) with at least the following support services:

420.4.2.9.1.1 Ice-making equipment to produce ice for the residents served, or freezer storage equipment for the storage of ice for the residents served.

420.4.2.9.1.2 Refrigerator unit(s) and food service equipment if required by the emergency food plan;

420.4.2.9.1.3 At a minimum, there shall be one clothes washer and one clothes dryer for laundry service.

420.4.2.9.1.4 Selected HVAC systems as determined by the facility and other systems required by this code.

420.4.2.9.1.5 Electric lighting required to provide care and service to the patient occupied areas and the necessary patient support areas shall be connected to the essential electrical system.

420.4.2.9.2 The emergency generator system shall be fueled by a fuel supply stored on-site sized to fuel the generator for 100 percent load for 64 hours or 72 hours for actual demand load of the occupied resident area(s) and resident support area(s) and resident support utilities during and immediately following a disaster, whichever is greater.

420.4.2.9.3 The fuel supply shall either be located below ground or contained within a protected area that is designed and constructed to meet the structural requirements of this code and debris impact requirements as specified by Sections 1626.2 through 1626.4. If an underground system is used, it shall be designed so as to exclude the entrance of any foreign solids or liquids.

420.4.2.9.4 All fuel lines supporting the generator system(s) shall be protected also with a method designed and constructed to meet the structural requirements of this code and debris impact requirements as specified by Sections 1626.2 through 1626.4.

420.4.2.9.5 All panel boards, transfer switches, disconnect switches, enclosed circuit breakers or emergency system raceway systems required to support the occupied resident area(s), resident support area(s) or support utilities shall be contained within a protected area(s) designed and constructed to meet the structural requirements of this code and debris impact requirements as specified by Sections 1626.2 through 1626.4, and shall not rely on systems or devices outside of this protected area(s) for their reliability or continuation of service.

420.4.2.9.6 The emergency generator(s) shall be air- or self-contained liquid cooled and it and other essential electrical equipment shall be installed in a protected area(s) designed and constructed to
meet the structural requirements of this code and debris impact requirements as specified by Sections 1626.2 through 1626.4.

420.4.2.9.7 If the facility does not have a permanent onsite optional stand-by generator to operate the normal branch electrical system, there shall be a permanently installed predesigned electrical service entry for the normal branch electrical system that will allow a quick connection to a temporary electrical generator. This quick connection shall be installed inside of a permanent metal enclosure rated for this purpose and may be located on the exterior of the building.

420.4.2.10 Fire protection standards.

420.4.2.10.1 If the facility requires fire sprinklers as part of its fire protection, either of the following shall be met:

420.4.2.10.1.1 On-site water storage capacity to continue sprinkler coverage, in accordance with the requirements of NFPA 13, Sprinkler Systems, fire watch, conducted in accordance with the requirements of Chapter 59A-4, Florida Administrative Code.

420.4.2.10.2 If the facility provides a fire watch in lieu of water storage to continue sprinkler coverage, then one 4-A type fire extinguisher or equivalent shall be provided for every three or less 2-A fire extinguishers required by NFPA 10, Portable Extinguishers, for the area served. These additional extinguishers shall be equally distributed throughout the area they are protecting.

420.4.2.11 External emergency communications standards. (Reference Chapter 59A-4, Florida Administrative Code for requirements.)

59A-4.122 Physical Environment.
(1) The facility shall provide a safe, clean, comfortable, and homelike environment, which allows the resident to use his or her personal belongings to the extent possible.
(2) The facility shall provide:
(a) Housekeeping and maintenance services necessary to maintain a sanitary, orderly, and comfortable interior;
(b) Clean bed and bath linens that are in good condition;
(c) Private closet space for each resident;
(d) Furniture, such as a bed-side cabinet, drawer space;
(e) Adequate and comfortable lighting levels in all areas;
(f) Comfortable and safe temperature levels; and
(g) The maintenance of comfortable sound levels. Individual radios, TVs and other such transmitters belonging to the resident will be tuned to stations of the resident’s choice.

Specific Authority 400.23 FS. Law Implemented 400.102, 400.141, 400.23 FS. History–New 4-1-82, Amended 4-1-84, Formerly 10D29.122, Amended 4-18-94.

(1) A licensee shall comply with the life safety code requirements and building code standards applicable at the time of departmental approval of the facility’s Third Stage – Construction Documents.
(2) Fire prevention, fire protection, and life safety practices shall be the responsibility of the facility Administrator.
(3) All fires or explosions shall be reported immediately to the local fire department. A written report of each fire or explosion shall be made to the AHCA, with a copy to the director of the local county health unit, within ten days of occurrence. Such report shall contain the following information:
(a) The name and complete address of the facility;
(b) The date of the report;
(c) The date, time, cause, and location of the fire or explosion;
(d) The extent of flame, smoke, and water damage;
(e) The extent of other damage;
(f) The estimated amount of loss;
(g) The number of residents with injuries and the number of resident deaths;
(h) The name and job title of the individual who reported the fire or explosion;
(i) The time that the fire or explosion was reported and identification of to whom it was reported;
(j) Information as to whether or not the in-house fire alarm was activated;
(k) Information as to whether or not the fire or explosion was reported to the local fire department, and if not, an explanation as to why it was not;
(l) A description of the method used to extinguish the fire;
(m) Information as to whether or not the facility is equipped with an automatic fire sprinkler system;
(n) The Administrator's narrative description of the incident and what action, if any, is to be taken to prevent further occurrences; and
(o) Attachments consisting of:
   — A copy of the fire report of the local fire department, if applicable, and
   — Photographs, if damage was extensive.
   — (4) Within ten days of receipt, the facility shall forward to the appropriate Area Office of the AHCA a copy of all reports of fire safety inspections made by local fire authorities.

Specific Authority 381.031(1)(g)7., 400.23, 400.191(2) FS. Law Implemented 381.031, 400.102, 400.141, 400.23, 633.05(8), 633.051 FS. History–New 4-1-82, Amended 4-1-84, 8-1-85, Formerly 10D-29.119, 59A-4.119.

59A-4.133
Plans Submission and Review and Construction Standards.
(1) When construction is contemplated for new buildings or for additions, conversions, renovations, or alterations to existing buildings, the plans and specifications for the contemplated construction shall be prepared by Florida-registered architects and engineers.
(2) All contemplated additions, conversions, renovations, or alterations shall be submitted for approval or exemption from the plans review process.
(3) Plans and specifications submitted for review shall be subject to a plan review fee. This fee is prescribed by statute and is as follows.
   (a) The amount of the plan review fee for the portion of the review through the first revised construction document review shall not exceed 1 percent of the total estimated cost of the construction project. A cost estimate of the proposed construction shall be submitted by the Florida-registered architect or Florida-registered engineer who is the primary design professional for the project.
   (b) An initial fee payment is due with the first submission of plans and specifications to the AHCA. This initial payment shall be 1 percent of the estimated construction cost or $10,000, whichever is less, but shall in no case be less than $2,000.00. A $2,000.00 portion of the initial fee payment is non-refundable.
   (c) The AHCA shall also collect its actual cost on all subsequent portions of the plan reviews and construction inspections.
   (d) All fees shall be paid by check made payable to the Treasurer, State of Florida, with the check noted and identified that it is for the AHCA Plans and Review Trust Fund. Fees will be accepted only from the licensee or prospective licensee.
(4) Plans and specifications for contemplated new buildings or additions, conversions, renovations, or alterations which affect the structural integrity, life or fire safety, or use of space of existing buildings shall be submitted in three stages as follows:
   (a) First Stage – Schematic Plans, which shall, at a minimum, include the following:
      1. A list of services to be provided in the proposed constructions;
1. A schedule showing total number of beds; types of bedrooms such as private, semi-private, etc.; and types of ancillary spaces;
2. Single line drawings of each floor which show the relationship of the various activities or services to each other and the room arrangement in each. The name of each room shall be noted;
3. The proposed roads, walks, service and entrance courts, parking, and orientation shall be shown on either a small plot plan or the first floor plan;
4. A simple cross section diagram of the building; and
5. If the proposed construction is an addition to or is otherwise related to existing buildings on the site, the plans shall show the facilities and general arrangement of those buildings.

(b) Second Stage – Preliminary Plans, Design Development Drawing, which shall, at a minimum, include the following:
1. Civil engineering plans – show existing grade structure and proposed improvements. Provide a vicinity map;
1. Architectural plans – provide floor plan, 1/8” scale preferred. Show door swings, windows, case work and millwork, fixed equipment, and plumbing fixtures. Indicate function of each space. Provide large plan of typical new bedroom. Provide typical large scale wall interior and exterior section and exterior wall elevations;
2. Life safety plans – provide single sheet floor plans of both contemplated and existing areas, showing fire and smoke compartmentation, all means of egress, all exit markings, and a description of exterior egress lighting. Dimension the compartments, calculate and tabulate exit units, and poché unsprinklered areas;
3. Mechanical engineering plans – provide one line diagram of the ventilating system with relative pressures of each space. Provide, at a minimum, in outline form, a description or drawing of the anticipated emergency smoke control, passive or active, and system operation, correlated with the life safety plans;
4. Electrical engineering drawings – provide one line diagram of essential electrical system showing both normal and alternate power supplies, service entrances, switchboards, transfer switches, distribution and panel boards, and description of loads. Show zoned fire alarm correlated with the life safety plans;
5. Outline specifications – provide a general description of the construction, including construction classification and rate of components, interior finishes, general types and locations of acoustical material, floor coverings, hardware groups, electrical equipment, ventilating equipment, and plumbing fixtures;
6. If conversion of an existing building to a nursing home is contemplated, the general layout of space of the existing structure shall be submitted; and
7. If addition, alteration, renovation, or remodeling to a new or existing facility is proposed, the plans for that existing building shall be submitted.

(c) Third Stage – Construction Documents.
1. The construction documents shall be an extension of the Second Stage-Preliminary Plans submittal and shall completely describe the construction contemplated.
2. In the case of additions to new or existing facilities, it is specifically required that mechanical and electrical conditions, including essential electrical systems, be a part of this submittal.
3. The AHCA shall approve or disapprove Third Stage submittals within 60 days of receipt of those documents.
   (a) Disapproval of Third Stage submittals because of noncompliance with required codes or the provisions of these rules will automatically terminate the run of the 60 day time period; subsequent resubmissions of the project will initiate another 60 day response period.
   (b) A lack of response within 90 days from the date of disapproval of the Third Stage submittals will constitute abandonment of the project.
(6) Construction work shall not be started until written approval has been given by the AHCA and must be started within one year following written approval of the construction documents. If construction work is not started within this time period, reapproval must be obtained.

(7) All subsequent addenda, change orders, field orders, and contractor letters altering the approved Construction Documents shall be submitted to the AHCA for approval. Any deviation from approved submittals shall require written approval from the AHCA.

(8) Construction inspections.
   (a) All construction projects shall be inspected and approved by the AHCA prior to occupancy.
   (b) The prospective licensee shall notify the AHCA a minimum of 30 days prior to project completion for inspection scheduling.

(9) Construction standards.
   (a) For the purposes of these rules, new facility shall be defined as:
   1. All new facilities which are constructed for the purpose of operating a nursing home according to Second Stage – Preliminary Plans approved by the AHCA subsequent to April 3, 1995.
   2. All conversions of existing buildings from other occupancies which are converted for the purpose of operating a nursing home according to Second Stage – Preliminary Plans approved by the AHCA subsequent to April 3, 1995.
   3. All buildings previously licensed under the requirements of Chapter 400, Part I, F.S., but not licensed during the 12 calendar months prior to April 3, 1995.
   4. All new construction additions to facilities according to Second Stage – Preliminary Plans approved by the AHCA subsequent to April 3, 1995.

(10) For the purposes of these rules, existing facility shall be defined as:
   (a) All facilities in operation prior to April 3, 1995.
   (b) All facilities with Second Stage – Preliminary Plans approved by the AHCA prior to April 3, 1995.

(11) A licensee for a new facility shall comply with all the following technical codes and standards which are adopted by reference:
   (a) The fire codes described in Chapter 4A-3, F.A.C.;
   (b) Building Construction Standards in accordance with the provisions of Chapter 553, F.S.;
   (c) “Duct Construction,” Chapter 1 of ASHRAE Guide and Data Book, 1986 Edition, Equipment, American Society of Heating, Refrigeration and Air Conditioning Engineers; and
   (e) The following Sheet Metal and Air Conditioning Contractors’ National Association, Inc., Standards:

(12) A licensee of an existing facility shall comply with the requirements listed in Table I excluding those requirements identified by an asterisk.
   (a) A licensee shall complete required alterations within a time schedule approved by the AHCA.
   (b) Failure of a licensee to complete alterations within the approved time schedule shall constitute a violation of this subsection.

(13) Local codes which set more stringent standards or add additional requirements shall take precedence over the standards and requirements set forth in this rule.
. (14) No currently licensed and operating facility, either previously conforming or nonconforming or as originally approved by the AHCA shall reduce its current degree of compliance with these standards.

. (15) Each facility shall comply, as appropriate, with the standards in Tables I, II, and III, hereby incorporated by reference. Tables I, II, and III may be obtained from the Agency for Health Care Administration, Long Term Care Section, 2727 Mahan Drive, Tallahassee, Florida 32308.

. (16) All facilities shall comply with the following standards:

. (a) All operable windows shall be equipped with well fitted insect screens not less than 16 mesh per inch.

. (b) Throw rugs or scatter rugs shall not be used in the facility. Floor mats are allowed in the facility.

. (c) Interior corridor doors, except for those small closets and janitors’ closets, shall not swing into corridors.

. (d) The temperature of hot water supplied to resident use lavatories, showers, and baths shall be between 105 degrees Fahrenheit and 115 degrees Fahrenheit.

. (e) Forced fresh air ventilation shall be provided to all rooms and spaces as required in Table I.

. (f) Laundry facilities, if provided, shall be separated from resident and food service areas, shall be self-contained and shall not be accessible through any other room. The layout of the laundry shall provide a soiled holding room and shall provide for the separation of clean and soiled functions with partitions and doors. Plumbing fixtures and trim shall be in accordance with Table III.

. (g) All spaces occupied by people, machinery, and equipment within buildings, approaches to buildings, and parking lots shall be provided with artificial lighting commensurate with the tasks to be performed in, and the function intended for, the space.

. (h) Ceiling mounted racks and cubicle curtains shall be provided for privacy at each bed in multiple occupancy resident bedrooms. In instances where the use of cubicle curtains is contraindicated by the resident’s condition or the attending physician’s orders, the facility shall make provision for an alternate, effective method for ensuring resident privacy, approved by the AHCA. In facilities where portable screens have been accepted by the AHCA in lieu of ceiling mounted tacks and cubicle curtains, such screens may continue to be used.

. (i) All facilities shall be supplied with potable water which is in compliance with the provisions of Chapter 62-550 or 64E-8, F.A.C., whichever is applicable. Whenever a municipal or community water supply is available to the property, such water supply shall be used in lieu of installing a privately owned water system.

. (j) A safe method of sewage collection, treatment, and disposal shall be provided for each nursing home and shall be in compliance with the provisions of Chapter 62-600 or 64E-6, F.A.C., whichever is applicable. Whenever a municipal or public sewer system is available to the property, such system shall be used.

. (k) All windows in resident bedrooms shall be provided with light control devices appropriate to the needs of the residents occupying the room.

. (l) All ice making equipment installed in resident access areas subsequent to April 1, 1982, shall be the self-dispensing type.

. (m) All wiring for power and light feeders, subfeeders and branch circuits in the normal, emergency, essential, and equipment systems including nurse call, emergency communication, alarm, and alerting systems, shall be installed in metal raceways except: Schedule 40 PVC minimum conduit may be used:

. In underground or in concrete slabs.

. For ungrounded, isolated power branch.
—. Above non-fire rated ceilings and where ceiling cavity is not used for a return air plenum.
—. (17) Alterations:
   —. (a) If, within a period of 12 months, alterations, conversions, renovations, or repairs, costing in excess of 50 percent of the then physical value of the nonconforming building as determined by the sponsor, architect, or engineer and approved by the AHCA are made, such buildings shall be made to conform to each and every standard for a new facility.
   (b) If a nonconforming building is damaged by fire or otherwise, in excess of 50 percent of its then physical value before such damage is repaired, it shall be made to conform to each and every standard for a new facility.
   (c) If the cost of such alterations, conversions, renovations, or repairs, or the amount of such damage is more than 25 percent but not more than 50 percent of the then physical value of the nonconforming building, the degree of compliance with new facility standards shall be determined by the AHCA.
   (d) Alterations, renovations, or repairs not covered by the three preceding paragraphs to restore a nonconforming building to its condition previous to damage or deterioration shall minimally meet standards for new facilities.

(18) Physical Plant Requirements for Disaster Preparedness of New Nursing Home Construction.
(a) Definitions. The following definitions shall apply specifically to all new facilities as used in subsection 59A-4.133(18), F.A.C.:
   1. “New facility” means a nursing home, or an addition of a wing or floor to an existing nursing home, which has not received a Stage II Preliminary Plan approval pursuant to Chapter 59A-4, F.A.C., prior to the effective date of this rule. Interior renovation, refurbishing, modifications or conversions inside of an existing structure licensed as a nursing home, shall not have to meet the standards contained in this paragraph;
   2. “Net square footage” means the clear floor space of an area excluding cabinetry and other fixed furniture or equipment;
   3. “During and immediately following” means a period of 72 hours following the loss of normal support utilities to the facility;
   4. “Occupied resident area(s)” means the location of residents inside of the new facility or in the addition of a wing or floor to an existing facility during and immediately following a disaster;
   5. “Building code” means the building codes as described in Section 553.73, F.S.
   6. “Resident support area(s)” means the area(s) required to ensure the health, safety and well-being of residents during and immediately following a disaster, such as a nursing station, clean and soiled utility areas, food preparation area, and other areas as determined by the facility.
(b) New Facility Construction Standards. The following construction standards are in addition to the physical plant requirements described in subsections (1) through (11) of Rule 59A-4.133, F.A.C. These minimum standards are intended to increase the ability of the new facility to be structurally capable of serving as a shelter for residents, staff and the family of residents and staff and equipped to be self-supporting during and immediately following a disaster:
   1. Space Standards.
      a. For planning purposes, as estimated by the facility, each new facility shall provide a minimum of 30 net square feet per resident served in the occupied resident area(s).
      b. As determined by the facility, space for administrative and support activities shall be provided for use by facility staff to allow for care of residents in the occupied resident area(s).
      c. As determined by the facility, space shall be provided for all staff and family members of residents and staff.
2. Site standards.
a. All new facilities and additions to existing facilities shall be located above the 100-year flood plain or hurricane Category 3 (Saffir-Simpson scale) hurricane surge inundation elevation, whichever requires the highest elevation, or;
b. The floor elevation of all new occupied resident area(s) and all resident support area(s) and resident support utilities, including mechanical, electrical, and food services shall be located above the 100-year flood plain or hurricane Category 3 (Saffir-Simpson scale) hurricane surge inundation elevations, whichever requires the highest elevation, or

c. New additions or floors added to existing facilities, as determined by their site locations, shall be so designed and constructed as to be in compliance with the current standards of the National Flood Insurance Program of the Federal Emergency Management Agency, incorporated by reference and available from Federal Emergency Management Agency, Federal Insurance Administration, Attn. Publications, P. O. Box 70274, Washington, D.C. 20024.
d. Where an off-site public access route is available to the new facility at or above the 100-year flood plain, a as the public access route;
e. New landscaping elements shall be located so if damaged they will not block the on-site emergency access route to the facility. Outdoor signs and their foundations shall be designed to meet the wind load criteria of the applicable building code;
f. New light standards and their foundations used for lighting the on-site emergency access route shall be designed to meet the wind load criteria of the American Society of Civil Engineers (ASCE 7-95), fifty-year recurrence interval of wind velocity with appropriate exposure category dependent on site location, incorporated by reference and available from the American Society of Civil Engineers, United Engineering Center, 345 East 47th Street, New York, NY 100172398.

3. Structural Standards.

4. Roofing Standards.
a. Roofing membrane material shall resist the uplift forces specified in the building code. Roof coverings shall be installed according to the specifications provided by the manufacturer.
b. Loose-laid ballasted roofs shall not be permitted;
c. All new roof appendages such as ducts, tanks, ventilators, receivers, dx condensing units and decorative mansard roofs and their attachment systems shall be structurally engineered to meet the wind load requirements of the applicable building code. All of these attachment systems shall be connected directly to the underlying roof structure or roof support structure.

5. Exterior Unit Standards.
a. All exterior window units, skylights, exterior louvers and exterior door units including vision panels and their anchoring systems shall be designed to resist the wind load requirements of the building code and the debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130.
b. Permanently attached protective systems such as shutters and baffling shall be designed to meet the wind load requirements and the debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130;
c. Removable protective systems designed to intricately fit with the wall/window system of the facility and stored on-site at the facility and that meet the wind load requirements of the building code, and the debris impact requirements specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade
County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130 may be utilized to protect the exterior units;
d. All anchoring and attachment to the building of both the permanently attached and removable protective systems shall be designed to meet wind load requirements of the building code, and the impact requirements specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130. These designs shall be signed, sealed and dated by a registered structural engineer;
e. The glazed openings inside or outside of the protective systems shall meet the cyclical loading requirements specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130;
f. All of the exterior impact protective systems shall be designed and installed so that they do not come in contact with the glazing under uniform, impact or cyclic pressure loading;
g. When not being utilized to protect the windows, the protective system shall not restrict the operability of the windows in the occupied resident bedrooms.
h. When not being utilized to protect the windows, the protective systems shall not reduce the clear window opening below 8% of the gross square footage of the resident room.
a. Air moving equipment, dx condensing units, through-wall units and other HVAC equipment located outside of or on the roof of the facility shall be permitted only when either of the following are met:
(I) They are located inside a penthouse designed to meet the wind load requirements of the building code, or;
(II) Their fastening systems are designed to meet the wind load requirements of the building code and they are protected from impact as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130.
b. All occupied resident areas and resident support areas shall be supplied with sufficient HVAC as determined by the facility to ensure the health, safety and well being of all residents and staff during and immediately following a disaster.
c. As determined by the facility these selected HVAC systems and their associated support equipment such as a control air compressor essential to the maintenance of the occupied resident and resident support area(s) shall receive their power from the emergency power supply system(s).
d. Ventilation air change rates in occupied resident areas shall be maintained as specified in Chapter 59A-4, F.A.C., during and immediately following a disaster.
e. Auxiliary equipment and specialties such as hydronic supply piping and pneumatic control piping shall be located, routed and protected in such a manner as determined by the facility to ensure the equipment receiving the services will not be interrupted.
7. Plumbing Standards.
a. There shall be an independent on-site supply (i.e., water well) or on-site storage capability of potable water at a minimum quantity of 3 gallons per resident served per day during and immediately following a disaster.
b. There shall be an independent on-site supply or storage capability of potable water at a minimum quantity of 1 gallon per facility staff, and other personnel in the facility per day during and immediately following a disaster. For planning purposes, the number of these personnel shall be estimated by the facility.
c. The facility shall determine what amount of water will be sufficient to provide for resident services, and shall maintain an on-site supply or on-site storage of the determined amount.
d. When utilized to meet the minimum requirements of this rule, selected system appurtenances such as water pressure maintenance house pumps, and emergency water supply well pumps shall take power from the emergency power supply system(s).

8. Medical Gas Systems Standards. The storage, distribution piping system and appurtenances shall be contained within a protected area(s) designed and constructed to meet the structural and debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130.

   a. There shall be an on-site Level I emergency electrical generator system designed to support the occupied resident area(s) and resident support area(s) with at least the following support services:
      (I) Ice making equipment to produce ice for the residents served, or freezer storage equipment for the storage of ice for the residents served;
      (II) Refrigerator unit(s) and food service equipment if required by the emergency food plan;
      (III) Life safety and critical branch lighting and systems as required by Chapter 59A-4, F.A.C.;
      (IV) Selected HVAC systems as determined by the facility and other systems required by this rule;
   b. The emergency generator system shall be fueled by a fuel supply stored on-site sized to fuel the generator for 100 percent load for 64 hours or 72 hours for actual demand load of the occupied resident area(s) and resident support area(s) and resident support utilities during and immediately following a disaster, whichever is greater.
      (I) The fuel supply shall either be located below ground or contained within a protected area that is designed and constructed to meet the structural and debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130. If an underground system is utilized, it shall be designed so as to exclude the entrance of any foreign solids or liquids;
      (II) All fuel lines supporting the generator system(s) shall be protected also with a method designed and constructed to meet the structural and debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130.
      (III) All panel boards, transfer switches, disconnect switches, enclosed circuit breakers or emergency system raceway systems required to support the occupied resident area(s), resident support area(s) or support utilities shall be contained within a protected area(s) designed and constructed to meet the structural and debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130, and shall not rely on systems or devices outside of this protected area(s) for their reliability or continuation of service.
      (IV) The emergency generator(s) shall be air or self-contained liquid cooled and it and other essential electrical equipment shall be installed in a protected area(s) designed and constructed to meet the structural and debris impact requirements as specified by Section 2315 of the South Florida Building Code, Dade edition 1994, incorporated by reference and available from the Metropolitan Dade County Building Code Compliance Department, 140 West Flagler Street, Suite 1603, Miami, FL 33130.

10. Fire Protection Standards.
    a. If the facility requires fire sprinklers as part of its fire protection, either of the following shall be met:
(I) On site water storage capacity to continue sprinkler coverage, in accordance with the requirements of NFPA 13, 1996 edition, incorporated by reference and available from NFPA, 1 Batterymarch Park, P. O. Box 9101, Quincy, MA 02269-9101 or

(II) If the facility plans to provide a Fire Watch, it shall use the following procedure as approved by the Office of Plans and Construction for all areas of the facility that are without sprinkler coverage due to interrupted water flow.

(A) Notify the local fire department and document instructions.

(B) Notify the Agency through the Area Office.

(C) Assess the extent of the condition and effect correction action, with a documented time frame. If the corrective action will take more than four (4) hours, do the following items:

I. Implement a contingency plan to the facility fire plan containing: a description of the problem, specifically what the system is not doing that it normally does, and the projected correction time frame. All staff on shifts involved shall have documented in-servicing and drilling for the contingency.

II. Begin a documented firewatch, until the system is restored. Persons used for firewatch must be trained in what to look for, what to do, and be able to expeditiously contact the fire department. For a firewatch, a facility can use only: public safety persons (i.e., fire service), a guard service, or staff (e.g., a nurse, maintenance, drill or safety coordinator); if the persons are:

A. Off duty from their regular position; in compliance with current state staffing ratios and personnel policies (i.e., not in a condition that would impair performance);

B. Trained and competent in what to look for and what to do;

C. Have a provision for priority communication (i.e., a radio or special telephone).

D. Notify Agency and local authorities, if the time-frame changes or system is restored.

b. If the facility provides a Fire Watch in lieu of sprinkler on-site water or water storage, then one 4-A type fire extinguisher or equivalent shall be provided for every 3 or less 2-A fire extinguishers required by NFPA 10, 1998 edition, incorporated by reference and available from NFPA, 1 Batterymarch Park, P. O. Box 9101, Quincy, MA 02269-9101, for the area served. These additional extinguishers shall be equally distributed throughout the area they are protecting.

11. External Emergency Communications Standards. Each new facility shall provide for external electronic communication not dependent on terrestrial telephone lines, cellular, radio or microwave towers, such as on-site radio transmitter, satellite communication systems or a written agreement with an amateur radio operator volunteer group(s). This agreement shall provide for a volunteer operator and communication equipment to be re-located into the facility in the event of a disaster until communications are restored. Other methods which can be shown to maintain uninterrupted electronic communications not dependent on land-based transmission shall be pre-approved by the Office of Plans and Construction.

Specific Authority 381.031(1)(g)7, 400.23 FS. Law Implemented 381.031, 400.011(2), 400.021(1)-(17), 400.022(1)-(4), 400.102, 400.141, 400.23 FS. History–New 4-1-82, Amended 4-1-84, 4-29-92, Formerly 10D-29.120, 59A-4.120, Amended 2-6-97, 10-21-99.

GEORGIA

290-5-8-.12 Equipment.

(1) Patient beds shall be single, at least thirty-six inches wide, with firm even springs covered by a mattress not less than four inches thick.

(2) The home shall provide all linens and blankets essential to the treatment and comfort of patients.

(3) Wheelchairs, walkers, and mechanical lifters shall be provided by the home when needed.
(4) Each patient shall have necessary furniture which shall include a bedside table, a reading lamp, a chair, drawer space for clothes, enclosed space for hanging clothing, and individual towel rack, soap dish, drinking glass, and access to a mirror. Each patient shall have a suitable signaling device.

(5) Individual equipment shall be cleaned after each use and disinfected at least once each week. Equipment such as bedpans, urinals and wash basins, if not individual, should be disinfected after each use.

(6) Each patient shall be provided adequate supplies and equipment for proper oral hygiene including a toothbrush or a denture brush and denture receptacle when needed.

(7) Bedrails shall be available for use as required by the patient’s condition.

(8) There shall be an electric clock with a bold face that can be read from a distance of twenty (20) feet installed in the lobby of each home.

(9) Disposable equipment and supplies shall be used only once and disposed of in an approved manner.


290-5-8-.13 Safety.

(1) All buildings and equipment shall be maintained in such condition that no hazards to the life and safety of the patients exist.

(2) Adequate parking shall be available nearby. Parking areas and service entrances shall be so designated that fire fighting equipment will have unobstructed access to all parts of the building.

(3) Handrails shall be provided on all stairways and ramps. Stairways shall be made of or covered with safe nonslip material. Doors opening onto stairways shall not open directly into risers, but shall open onto a landing not less than the width of the door.

(4) Safety barriers at the head of stairways, and handrails in hallways shall be provided. There shall be no low windows, open porches, changes in floor levels or similar hazards.

(5) Doors to rooms used by patients shall be equipped with locks or other devices which will not allow the room to be locked from the inside.

(6) Floor surfaces shall be smooth and level; scatter rugs and highly polished floors in patient areas are prohibited.

(7) Showers, tubs and toilets shall have grab bars firmly installed convenient to patient use; the floor in bathing areas shall be provided with a nonslip surface. No patient shall be permitted to bathe without an available attendant to regulate water temperature and to provide generally for the safety of the patient, unless the patient’s physician has provided a written statement to the effect that the patient is sufficiently responsible to bathe himself. Shower heads shall not be installed above bathtubs.

(8) Warning signs shall be posted prohibiting smoking or open flames of any kind in areas where oxygen is in use or stored.


290-5-8-.14 Environmental Sanitation and Housekeeping.

(1) Equipment and supplies for proper sanitation will be maintained on the premises.

(2) Laundry shall be handled, stored, and processed so that spread of infection will be minimized. A sufficient clean linen supply shall be insured at all times. Soiled linen shall not be permitted to accumulate.

(3) The premises and all areas within the home shall be kept clean and free from debris. Ventilation openings, such as ports for exhaust fans, shall be equipped with covers that close automatically when the fan is not in operation. Doors and other openings shall be equipped and maintained to minimize ingress of flies, insects and rodents.
(4) Sanitary containers, sputum cups, and other satisfactory individual containers must be provided when needed.

(5) Each home shall have an infection control program which provides for policies, procedures and training programs. Great care should be exercised to prevent spread of infection by fomites or by infected person to person.


290-5-8-.18 Physical Plant Standards.

(1) Requirements under this rule "Physical Plant Standards" will be enforced with the effective date of these regulations EXCEPT that homes holding a valid permit prior to the effective date of these regulations, shall comply with the regulations in effect at the time the home was issued a permit or the plans were approved. Provided however, that any such homes which hold a valid permit prior to the effective date of these regulations must comply with these regulations when improvements or modifications are made within any twelve (12) month period and the cost of such improvements or modifications exceeds a total of twenty percent (20%) of the fair market value of the home. If no such improvements are made, the homes holding a valid permit prior to the effective date of these regulations must then comply with these regulations within fifteen (15) years of the effective date of these regulations. In exceptional cases and upon application to the Department by the governing body of the home, variances may be granted at the discretion of the Department (if it determines that these requirements will place an undue burden or extreme hardship on the home or its occupants), provided that the health and safety of the patients is not jeopardized.

(2) At least two rooms per fifty (50) beds shall be designed for single occupancy (one bed). At least one room designed for single occupancy shall have an adjoining private bathroom, containing a lavatory, water closet and a bathtub or shower equipped with grab bars.

(3) All patient rooms shall open into corridors leading to the exterior of the building. No patient room will be so located as to make it necessary for a patient to pass through another room to gain entrance to a corridor leading to the exterior.

(4) Each patient room shall be an outside room with window space equal to at least one-eighth of the floor area with opening in area large enough to remove patient by mattress.

(5) Patient bedrooms shall contain not less than one hundred (100) square feet of usable floor space in private or single rooms and no less than eighty (80) square feet per bed of usable floor space in multi-bed rooms. Usable floor space is in addition to area provided for closets, toilet rooms and entry ways.

(6) Not less than three (3) feet of space shall be provided between beds and between the foot of the bed and wall or other obstruction. There shall be sufficient space so beds may be made accessible from both sides for nursing care when needed.

(7) An individual clothes closet or wardrobe with door shall be provided per bed in every patient room. Clothes closets or wardrobes shall be at least twenty-two (22) inches deep and twenty (20) inches wide with at least one shelf above a hanging space equipped with a device for clothes hangers.

(8) Each patient room having more than one bed shall have permanently installed curtain tracks to permit closing each bed with curtains to allow for the privacy of each patient without obstructing the passage of other patients either to the corridor or to the toilet or lavatory adjacent to the patient room. Curtains used for enclosing patient beds shall be rendered and maintained flame resistant.

(9) Employees, staff and visitors shall not use water closets provided for patients. Toilets, including a water closet, lavatory, soap, paper towels and dispensers shall be provided near or adjacent to the following locations:
(a) Nurses’ station or medication area;
(b) Kitchen;
(c) Lobby area or waiting room.

(10) Patient bathing and toilet facilities:
(a) There shall be a general bathing area in each nursing unit. This area shall contain at least one bathtub accessible from three sides, one stall shower equipped with grab bars with adjacent drying space, one lavatory and one water closet. This unit shall be of sufficient size to provide space for dressing, a wheelchair, and an attendant. Unless the bathing fixtures are located in separate rooms, compartments must be provided to permit independent use to afford privacy for each sex. Special institutional tubs or showers may be approved for use if the program of service indicates;
(b) At least one enclosed water closet and one lavatory shall be provided for each eight beds or major fraction thereof;
(c) At least one bathing facility (bathtub or shower) shall be provided for each fifteen (15) beds, or major fraction thereof, located in patient bedrooms that do not adjoin a toilet room in which a bathing facility is located;
(d) Unless bathtubs in bathrooms adjoining patient rooms are located so as to be accessible from three sides, handrails or grab bars on the tub or on the wall by the tub shall be provided;
(e) All shower stalls shall be at least four feet by four feet square and must have handrails on three sides, be equipped with curtains and be designed for wheelchair use. Thresholds to showers must be flush with the floor. The floor of the shower shall be designed to drain properly;
(f) Grab bars, securely attached to walls and conveniently located, adjacent to all bathtubs, showers and water closets intended for patient use shall be provided.

(11) A nurses’ station shall be provided in each nursing unit. It shall contain a nurses’ call system, charting desk and supplies, medicine storage, lavatory with soap, towels and towel dispenser, preparation area and a refrigerator. The nurses’ station shall not be more than 120 feet from the entrance of the most remote room served.

(12) There shall be separate clean and soiled utility rooms in each nursing unit located near the nurses’ station. The clean utility room shall contain wall and base cabinets and stain resistant counter top, a small sink set into the counter or with drain boards. The soiled utility room shall contain a counter with a stain resistant top and storage cabinets underneath. In addition, it shall contain a deep service sink with stopper for chemical sterilization of bedpans, urinals and commode pails. The deep service sink with stopper may be omitted if a steam autoclave for sterilizing is available to the home.

(13) At least one bedpan cleansing device shall be provided in each nursing unit. It may be located in the soiled utility room or in a special bedpan closet conveniently located in each nursing unit. The bedpan cleansing device may be omitted if water closets in patient toilets are equipped with bedpan lugs, spray hose and elevated vacuum breaker.

(14) Sufficient space shall be provided in each nursing unit for stretcher and wheelchair parking. Such space shall be out of corridor traffic.

(15) There shall be a floor pantry in each nursing unit located near or adjacent to the nurses’ station. The floor pantry shall contain a hot plate, sink, counter, cabinets and are refrigerator that shall not be used to store drugs, biologicals or laboratory specimens.

(16) A drinking fountain which shall not impair any passageway shall be provided in each nursing unit.

(17) There shall be a treatment room convenient to patient rooms containing a treatment table, lavatory equipped with soap, paper towels and dispenser, instrument table and storage cabinet and providing adequate room for transfer of patients. A treatment room may be used for consultation if appropriately enlarged.
(18) There shall be a patient dining and recreation area provided in each home. The minimum total area shall be twenty (20) square feet of floor space per bed. One-half the required space shall be for dining.

(19) A room with sufficient space for patients' active exercise regimens including such equipment as a full-length mirror, parallel bars, a wall-mounted wheel, and an exercise table shall be provided. The room shall also contain a lavatory with gooseneck spout and wrist controls. Soap, paper towels and towel dispenser shall also be provided.

(20) There shall be a lobby and/or waiting room in each home. The size of this area shall be determined in relation to the size of the home and the program of service.

(21) There shall be at least one building exit at ground level and at least one building exit shall be provided with a suitable ramp designed for a stretcher and a wheelchair. There shall be one such exit leading to the outdoor recreation area.

(22) A public telephone shall be located near the lobby. At least one telephone shall be arranged to be convenient for a wheelchair user.

(23) The central kitchen area shall be located to permit efficient service to the dining rooms and the nursing units. It must be arranged and equipped for adequate food storage; preparation and serving of foods in proper sequence; dish and utensil cleaning and storage, and refuse storage and removal. Homes that are a distinct part of another home may utilize the service of a central kitchen provided it is of adequate size and adequately equipped to serve the total patient population. Storage space shall be sufficient to store a 24-hour supply of perishable foods and a 3-day supply of nonperishable foods.

(24) Separate and adequate clean laundry storage and separate and adequate soiled laundry storage rooms shall be provided appropriate to the frequency of deliveries and linen needs.

(25) Janitor's closets shall be provided on the basis of at least one closet for the dietary area and one for the remainder of the home. This room shall be of sufficient size to include racks for equipment, storage space and a service sink.

(26) General storage space for the storage of supplies, furniture, equipment and patients' possessions shall be provided. Such space may be provided in one or more rooms and shall be commensurate with the needs of the home, but not less than five (5) square feet per bed.

(27) Maintenance area or areas commensurate with the needs of the home, including storage space for building and grounds maintenance equipment, tools, supplies and materials and shop space for mechanical, painting and carpentry work shall be provided.

(28) Floor, wall and ceiling finishes shall be smooth, easily cleaned and be wear-resistant appropriate to location. In addition, the floors of the following spaces shall be waterproof: toilets, baths, bedpan rooms, floor of pantries, kitchens, utility rooms, janitors' closets and treatment rooms. Areas subject to wetting shall have nonslip flooring. Carpeting, wall and ceiling finishes shall be approved by the State Fire Marshal.

(29) Stairways, doors and corridors:
(a) Stairways serving patient areas shall not be less than forty-four (44) inches in clean width;
(b) Stairs shall be individually enclosed and be separated from any public hall;
(c) A landing shall be provided at the top and bottom of every stair run. Doors shall swing with exit travel to provide safe exit;
(d) The minimum dimension of landing shall be as wide as the required width of the stairway it serves. A door swinging into a landing, when open, shall not overlap the required width of the landing;
(e) The width of stair to risers shall not be less than ten (10) inches plus a one (1) inch nosing;
(f) Winders and single risers are not acceptable;
(g) Stairs and landings shall have a non slippery finish;
(h) Patients' room corridor entrances and all required exits shall be not less than forty-four (44) inches in clean width. All other doors through which patients must pass shall be not less than
thirty-six (36) inches in clean width except that doors to toilets in patient bedrooms may not be less than thirty-two (32) inches wide. Doors through which patients or equipment do not pass shall be not less than thirty (30) inches wide, except that doors to patient closets may not be less than twenty (20) inches wide;

(i) When a door swings out on any platform, balcony, or porch or terrace, the minimum width of the platform, balcony, porch or terrace shall be thirty (30) inches plus the width of the door, measured at right angles to the wall containing the door. Exit doors, other than for living units shall swing in the direction of exit from the structure;

(j) Corridors in areas used by patients shall not be less than eight (8) feet in clean width. Handrails may project into corridors, but drinking fountains, desk or other projections or obstructions may not reduce the eight (8) foot minimum dimension;

(k) Ramps shall be not less than forty-four (44) inches wide. Where ramps provide a change of corridor level, the minimum width shall be not less than that of the corridor;

(l) The maximum slope of ramps shall be not greater than ten (10) percent. Changes in direction, if any, shall be on level landings with a minimum width the same as the ramp width;

(m) Ramps shall have a nonslip finish. Ramps serving as a required means of egress shall be enclosed or protected as indicated for required stairways;

(n) Handrails shall be provided on each side of all patient corridors and on each side of stairways and ramps.

30 Light and Ventilation:

(a) The total glass area in patient bedrooms shall be not less than one-eighth of the floor area of the room. The ventilating area shall be not less than four (4) percent of the floor area;

(b) Openings providing required natural light, which open on a covered porch whose depth exceeds four (4) feet, shall be increased in area ten (10) percent per foot of depth over four (4) feet;

(c) The heads of windows (sash opening) shall not be more than one foot below the finished ceiling unless they are at least six (6) feet eight (8) inches above the finished floor. The lower level of the window glass shall be not more than forty-eight (48) inches above the floor level;

(d) Ceiling lights shall be not less than eight (8) feet except that seven (7) feet six (6) inches may be used in corridors, halls, toilet rooms and bathrooms;

(e) The lower edge of patient bedroom windows shall in every instance be above grade.

31 Mechanical:

(a) All bathrooms and toilet rooms shall be provided with mechanical ventilation capable of producing a minimum of ten (10) air changes per hour. Utility rooms, community rooms and corridors shall be provided with not less than four (4) changes per hour with at least two (2) of the air changes being outside air. Ducts ventilating bathrooms or toilet rooms shall not be interconnected with other duct systems but shall be discharged to the outside. Patient rooms shall be provided with at least two (2) air changes per hour of outside air. Corridors and exit halls shall not be used as a plenum for supply or return air to heating or air-conditioning system;

(b) Kitchens, laundries, non-refrigerated garbage storage rooms, and rooms used to store combustible materials, shall be provided with an independent system of mechanical ventilation discharging above the roof and remote from any window. A minimum of ten (10) air changes per hour shall be provided. Exhaust hoods shall be installed over cooking ranges;

(c) All buildings shall be provided with a heating system designed to maintain a temperature of 75 degrees Fahrenheit in all habitable rooms and corridors when the outside temperature is at design level. The heating system should provide warm floors;

(d) All steam-operated equipment such as sterilizers, laundry and kitchen units, shall be provided with steam at temperatures and pressures as recommended by the equipment manufacturers;

(e) The quality and quantity of the water supply and the method of sewage disposal shall have the approval of the Department;
(f) The method employed to heat water shall provide an adequate supply of hot water at necessary
temperatures for all purposes, in a safe manner;
(g) Temperature controls shall be provided so that hot water for personal uses shall not exceed 110
degrees Fahrenheit;
(h) Hot water temperatures for other uses shall be as required by the equipment served;
(i) The quantity of hot water for kitchens and laundries shall be adequate to serve the equipment
installed;
(j) Wrist control handles shall be provided for sinks or lavatories in floor pantries, medicine
preparation rooms, clean utility rooms, soiled utility rooms, treatment or examination rooms,
rehabilitation or physical therapy rooms and at handwashing fixtures in the kitchen area;
(k) Gooseneck spouts shall be provided for sinks or lavatories in treatment or examination rooms,
physical therapy or rehabilitation rooms and at handwashing fixtures in the kitchen area;
(l) Vacuum breakers shall be provided for any plumbing fixture having a hose or hoses attached or
to any plumbing fixture having trim to which a hose may be attached, including shampoo sinks,
service sinks, combination hot and cold water outlets at can wash areas. Hose bibs shall be
provided for clean-up purposes in the dishwash area of kitchens;
(m) Aerators shall not be included as part of trim for plumbing fixtures;
(n) With relationship to adjacent areas, a positive air pressure shall be provided for clean utility
rooms, floor pantries and medicine preparation rooms;
(o) With relationship to adjacent areas, a negative air pressure shall be provided for soiled utility
rooms, physical therapy or rehabilitation rooms, janitor’s closets, soiled laundry rooms and
bathrooms or toilets. Air from these rooms shall not be recirculated; air shall be exhausted;
(p) Floor grilles shall not be used for supply or return air openings in heating, air-conditioning or
ventilating systems;
(q) Ventilation openings, such as ports for exhaust fans, etc., shall be equipped with covers that
close automatically when the fan is not in operation;
(r) Intake air ducts shall be designed and maintained so as to prevent the entrance of dust and
insects;
(s) Hot air ducts from the heating system shall not emit temperatures in excess of 150 degrees
Fahrenheit.
(32) Electrical:
(a) All areas shall be adequately lighted as required for duties performed in each space. Bedrooms
and combination living-bedrooms shall have a night light, a light for general illumination and a
reading light at the head of each bed. The outlets for general illumination and night lights shall be
switched at the door. The reading light shall be controlled at the bedside. Each stairway, hall,
corridor or general passage shall have five (5) foot candles of illumination, doubled at building and
stair entrance, or change of floor level, or at ramps;
(b) Receptacles appropriate for the designed space use shall be located where plug-in service is
required. There shall be not less than one duplex receptacle at the head or near the head of each
bed. All other spaces shall have general and special purpose outlets suited to the need of the space;
including an outlet in the lobby for an electric clock and receptacles for cleaning and maintenance
equipment spaced not more than fifty (50) feet apart in corridors;
(c) Emergency lighting supplied by an emergency generator or a battery with automatic switch,
shall be provided for exits, stairs and corridor
(d) Each toilet room and bathroom and each bed location shall be furnished with an electrical or
mechanical nurses’ call audible or visible at the nurses’ station. A duplex unit may be used for two
beds.
(33) Elevators and Dumbwaiters:
(a) Where patients’ rooms are located on more than one floor at least one elevator shall be
provided. Other elevators shall be provided, depending upon the needs and size of the home;
(b) At least one elevator in multistory buildings shall be arranged of sufficient size to admit a stretcher and an attendant;
(c) Elevator doors shall be automatic slide type with safety interlock. Elevators shall be equipped with hand rails and automatic self-leveling control which will automatically bring car platforms level with the landing;
(d) Dumbwaiter cabs shall be not less than twenty-four (24) by thirty-six (36) inches of steel with one shelf.

290-5-8-.23 New Construction.
(1) General Requirements:
(a) A program narrative and all plans and specifications for construction, including additions, alterations and renovations, shall be approved by the Department prior to commencing work on the building;
(b) The program narrative shall be submitted prior to or along with the schematic or initial plans for construction. The program narrative should include the following:
1. The names and addresses of each owner. If the owner is a public stock corporation, the names and addresses of each officer shall be included;
2. The geographical area to be served;
3. Admission policies;
4. Cooperative programs of service with local agencies, including hospitals;
5. Arrangements for medical and dental care, e.g., physicians on contract and agreements with hospital for patient referral;
6. List of personnel by types of employees and proposed salaries;
7. Plans for securing the services of professional personnel including registered nurses, licensed practical nurses, social workers, dietitians, pharmacists, physicians and therapists;
8. A description of the service to be provided the community, i.e., the level of care to be provided and the economic segments of the population to be served;
9. Source and amount of financing;
10. Anticipated first two-year cost of operation, income and source of operating funds;
11. Exact location of proposed site;
12. Utilities available, i.e., electricity, gas, water, sewage and waste disposal and transportation;
13. The name, address and telephone number of the person selected to represent the owner during the period of planning construction.
(c) Any individual or group planning construction shall submit complete architectural, structural, mechanical and electrical plans and specifications to the Department for review and approval prior to any new construction, addition, alteration or renovation. Final plans submitted shall be in sufficient detail to show the building site, driveways and parking areas, type of construction, mechanical and electrical systems, the type and location of major items of equipment, the intended use of each room, the proposed location of beds, the type and source of utilities, food service system, and the proposed system of garbage and refuse disposal;
(d) Plans for addition and/or remodeling of an existing building will be submitted in sufficient detail to include type of construction and layout of the existing building to show overall relationship. Any changes in the approved final plans shall also be submitted to the Department for approval.
(2) Location and Site:
(a) The site shall be approved by the Department;
(b) The site shall have proper drainage. Sewage disposal, water, electrical, telephone and other necessary facilities shall be available to the site.

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§11-94-8 Construction requirements.
(a) The facility shall be fully accessible to and functional for physically handicapped patients, personnel and the public.
(1) Patient living areas shall be designed and equipped for the comfort and privacy of the patient.
(2) Temperature and humidity shall be maintained within a normal comfort range.
(3) There shall be provisions within the facility for one or more areas of patient dining, diversional, and social activities. Total area for recreational and dining activities shall be not less than fifty square feet per bed for seventy-five percent of total bed capacity.
(A) Dayrooms shall be equipped with reading lamps, tables, chairs, or their equivalent, for the use and comfort of the patients.
(B) Dining areas shall be equipped with tables and safe chairs. A sufficient number of tables shall be of proper height to accommodate wheelchair patients.
(C) If a multi-purpose room is used for dining, diversional and social activities, there shall be sufficient space to accommodate all activities and prevent their interference with each other.
(D) In the event that adult nonresidents utilize part of the facilities twenty hours or more a week on a regular basis, additional space and facilities must be provided on the following basis for those persons:
(i) Twenty square feet per person in dining areas;
(ii) Thirty square feet per person in recreational areas;
(iii) One conveniently located toilet for each eight persons;
(iv) Sufficient additional staff persons shall be provided to care for the needs of such persons.
(4) Illumination shall be provided for the comfort and safety of patients and personnel.
(5) Wall or door mirrors shall be provided and placed at convenient heights for patients' use.
(b) Accessibility to living and service areas.
(1) There shall be adequate space to allow free movement of occupants using wheelchairs, walkers, §11-94-8 canes, and crutches to bed, bathroom, closet, and common hallway areas.
(2) Areas used for recreation, cooking, dining, storage, bathrooms, laundries, foyers, corridors, lanais, libraries, and other areas not suitable for sleeping shall not be used as bedrooms.
(3) Access from each bedroom to a bathroom, toilet, corridor, central utility or other areas of the facility shall not require passing through another bedroom, cooking, dining, or recreational area.
(4) All occupants of any bedroom shall be of the same sex except for those semi-private rooms which may be occupied by married couples upon request.
(c) Toilet and bath facilities.
(1) One toilet room shall serve not more than eight patients.
(2) The toilet room shall contain a toilet and lavatory. The washbasin may be omitted from a toilet room which serves single and multi-bed rooms if each such patient's room contains a lavatory.
(3) There shall be one shower or tub for each fourteen beds which are not otherwise served by bathing facilities within patient's rooms.
(4) Appropriately placed grab bars shall be provided in each toilet, bathtub, or shower enclosure.
(5) Curtains or doors to ensure privacy shall be provided.
(6) Separate toilet and bathing facilities for each sex, except where couples occupy a semi-private room with a bathroom, shall be provided.
(7) An adequate supply of hot and cold potable running water must be provided at all times. Temperatures of hot water at plumbing fixtures used by patients shall be automatically regulated and shall not exceed 110°F.
(8) Each toilet and bath facility shall have a call system which permits the occupant to signal the nursing station in an emergency.
(9) Where bedpans are used, equipment for their care shall be provided in an appropriate area of the facility. Where toilets adjoin patient’s bedroom and are used for bedpan cleaning, they shall be equipped with bedpan flushing attachments with vacuum breakers.
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(10) Provision shall be made for terminal sterilization of permanent personal care equipment unless disposables are used.
(11) Separate toilet facilities shall be provided for the use of patients and personnel.
(d) Patient bedrooms.
(1) Each room shall be at or above grade level.
(2) Windows in each habitable room shall have adequate means of ensuring privacy.
(3) Patient bedrooms shall have not more than four beds.
(4) Single patient rooms shall measure at least one hundred square feet of usable space, excluding closets, bathrooms, alcoves, and entryways.
(5) Multi-patient rooms shall provide a minimum of eighty square feet per bed of usable space, excluding closets, bathrooms, alcoves, and entryways.
(6) Bedside screens or curtains shall be provided in multi-bed rooms to ensure privacy for each patient.
(7) Beds shall be placed at least three feet apart and three feet from the wall at the side of the bed.
(8) Each patient shall be provided with:
(A) A separate bed of proper size and height for the convenience of the patient and permitting an individual in a wheelchair to get in and out of bed unassisted.
(B) A comfortable mattress with permeable mattress cover, and a pillow with an impermeable cover.
(C) Sufficient clean bed linen and blankets to meet the patient’s needs.
(D) Appropriate furniture, cabinets and closets, accessible to and usable by the physically handicapped. Locked containers shall be available upon patient’s request.
(E) An effective signal call system at the patient’s bedside.
(e) Ramps must be designed to permit use by patients in wheelchairs. Ramps shall meet the provisions of the Uniform Building Code 1979 and its revisions, as it existed on October 1, 1983.
(f) Floors and walls.
(1) Floor coverings shall be of slip-resistant material which does not retain odors and is flush §11-94-8 at doorways.
(2) Walls, floors, and ceilings of rooms used by patients shall be made of materials which shall permit washing, cleaning, and painting.
(g) Windows and lighting.
(1) Each bedroom shall have at least one outside window.
(2) A habitable room shall have an aggregate window area of not less than one-tenth of the gross floor area.
(3) Patient’s rooms shall have artificial light adequate for reading at bedside.
(4) There shall be night lighting in patient’s rooms, toilets, and service areas.
(5) In rooms containing wheelchair patients, at least one window shall be low enough to permit outdoor viewing by the wheelchair-bound patient.
(h) Where appropriate, screening of doors and windows shall be provided, using screening having sixteen meshes per inch.

(i) Doors.
(1) Sliding doors or folding doors shall not be used as exit doors, and if used in other areas, shall be of light material and easy to handle.
(2) Double acting doors shall be provided with vision panels of sufficient height to permit use by walkers as well as wheelchair riders.

(j) Corridors.
(1) The minimum clear width of a corridor shall be forty-four inches except that corridors serving one or more non-ambulatory or semi-ambulatory patients shall be not less than eight feet in width.
(2) Stationary handrails shall be installed along both sides of corridors.

(k) Storage space.
(1) Locked space shall be provided for janitor's supplies and equipment.
(2) Space, conveniently located, for other equipment shall be provided.
(l) The water supply shall be in accordance with chapter 340E, HRS.
(m) Chapter 11-39, Administrative Rules, relating to air conditioning and ventilating, shall be followed.

(n) Additions and alterations or repairs to existing buildings.
(1) Where the structure was in use for this type §11-94-8 occupancy prior to the effective date of this chapter, the director, with discretion, may waive or modify any portion of the standard provided such exceptions do not create a hazard to patients, personnel, or public.
(2) The provisions of this section shall not prohibit the use of equivalent alternate space utilizations, new concepts of plan designs and material or systems if written approval of those alternatives is granted by the director.
(3) Drawings and specifications for all new construction or additions, alterations, or repairs to existing buildings subject to the provisions of this chapter shall be submitted to the director for review and a certificate of need where applicable.
(4) Construction shall not commence prior to the director's approval of construction drawings and specifications. Construction drawings and specifications shall comply with this chapter, the county fire marshal's regulations, and with county building codes and ordinances.
(5) The director shall review such submittals and advise the applicant in writing of the determination.
(6) The director may make written recommendations to the applicant for its consideration but the recommendations shall not be considered mandatory.
(7) Unless construction is commenced within the year of the approval of final construction drawings and specifications, the construction drawings and specifications together with their application shall be resubmitted for review and approval.
(8) Minor alterations which do not affect structural integrity, fire safety, or change functional operation, or which do not increase beds or services over that for which the facility is licensed may be submitted by free hand drawings or by more conventional drawings and specifications.
(9) Maintenance and repair routinely performed by the facility shall not require review or approval by the director.

§11-94-20 Life safety. (a) Facilities licensed under this chapter shall be inspected at least annually by appropriate fire authorities for compliance with state and county fire and life safety rules and ordinances.
(b) Smoking rules shall be adopted. "No Smoking" §11-94-22 signs shall be posted where flammable liquids, combustible gases, or oxygen are used or stored. Smoking by patients shall be permitted only under supervision, and ash trays shall be provided.

c. Electric heating pads shall be prohibited.

d. Facilities shall have written procedures in case of fire and disasters.

e. Evacuation plans shall be posted in prominent locations on each floor.

f. Fire drills shall include the transmission of a fire alarm signal and be held at least quarterly, for each shift, under varied conditions. At least twelve drills shall be held every year and reports filed in the facility.

g. All employees shall be instructed and kept informed respecting their duties under the fire and disaster programs. [Eff. May 3, 1985] (Auth: HRS §§321-9, 321-11) (Imp. HRS §§321-9, 321-11)

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106. FIRE AND LIFE SAFETY.

Buildings on the premises used as facilities shall meet all the requirements of local, state and national codes concerning fire and life safety standards that are applicable to health care facilities. (1-1-88)

01. General Requirements. General requirements for the fire and life safety standards for a health care facility are: (1-1-88)

a. The facility shall be structurally sound, maintained and equipped to assure the safety of patients/residents, employees and the public. (1-1-88)

b. Where natural or man-made hazards are present on the premises, the facility shall provide suitable fences, guards, and/or railings to isolate the hazard from the patient's/resident's environment. (1-1-88)

02. Life Safety Code Requirements. The facility shall meet such provisions of the Life Safety Code of the National Fire Protection Association (26th ed., 1985) as are applicable to a health care facility except: (1-1-88)

a. As modified herein, the facility shall comply with the standards for “Health Care Occupancies” contained in Chapters 12 and 13, and applicable provisions of Chapters 1 through 7, Chapter 31, and Appendices A, B, and C of the Life Safety Code; or (1-1-88)

b. Existing facilities licensed prior to the effective date of these rules and minimum standards and in compliance with a previous edition of the Life Safety Code may continue to comply with the edition in force at that time. (1-1-88)

03. Smoking. Because smoking has been acknowledged to be a potential fire hazard, a continuous effort shall be made to reduce such a hazard in the facility. Written rules governing smoking shall be adopted and available to all facility personnel, patients/residents and the public. These rules shall include at least the following: (1-1-88)

a. That smoking is prohibited in any area where flammable liquids, gases or oxygen are in use or stored. These areas shall be posted with "No Smoking" signs. (1-1-88)

b. That patients/residents are not permitted to smoke in bed unless under direct supervision of a staff member. (1-1-88)

c. That unsupervised smoking by patients/residents not mentally or physically responsible is prohibited. This includes patients/residents affected by medication. (1-1-88)
d. That designated areas shall be assigned for employee, patient/resident and public smoking. (1-1-88)
e. That noncombustible ashtrays of a safe design shall be provided in all areas where smoking is permitted. (1-1-88)
f. That metal containers with self-closing, tight-fitting lids, or their equivalent, shall be provided in all areas where smoking is permitted. (1-1-88)
g. Nothing in Section 106 requires that smoking be permitted in facilities whose admission policies prohibit smoking. (12-31-91)

04. Emergency Plans for Protection and Evacuation of Patients/Residents. In cooperation with the local fire authority, the administrator shall develop a written plan for employee response for protection of patients/residents in case of an emergency. The plan shall include at least the following: (1-1-88)
a. Specific procedures to follow in all potential emergencies (i.e., fire, flooding, bomb threat, explosion, natural disasters). (1-1-88)
b. A basic diagram of the building showing the location of emergency protection equipment and exits. The diagram shall be conspicuously posted throughout the facility. (1-1-88)
c. Written evidence of an arrangement for temporary housing of patients/residents who must be moved in the event of an emergency. (1-1-88)

05. Orientation, Training and Drills. All employees shall be instructed in basic fire and life safety procedures. (1-1-88)
a. All new employees shall be instructed in basic facility fire and life safety procedures during their orientation period. Documentation that such orientation has been completed shall be maintained on file in the facility.
b. Fire and/or safety classes shall be made available on a quarterly basis. The facility shall make an effort to encourage all staff to attend the classes. Classes shall not be conducted in lieu of drills. (1-1-88)
c. A minimum of one (1) fire drill per shift per quarter shall be held. The drills shall be unannounced, shall include transmission of a fire alarm signal (may be silent during the late night/early morning) and shall be conducted at irregular intervals during the day and night. At least one (1) drill per year shall include at least a partial evacuation of the building. A basic written record of each drill shall be maintained and include at least the following: (1-1-88)
   i. Date and time of drill; (1-1-88)
   ii. Brief description of the drill, including problems encountered; (1-1-88)
   iii. Recommendations for improvement (if any); and (1-1-88)
   iv. Signature of employees supervising the drill together with the names of all employees participating in the drill. (1-1-88)

06. Report of Fire. A separate report of each fire incident occurring within the facility shall be submitted to the licensing agency within thirty (30) days of the occurrence. The reporting form “Facility Fire Incident Report” will be issued by the licensing agency to secure specific data concerning date, origin, extent of damage, method of extinguishment and injuries (if any). (1-1-88)

07. Maintenance of Equipment. The facility shall establish routine test, check and maintenance procedures for all equipment. (1-1-88)
a. The use of any defective equipment on the premises of any facility is prohibited. (1-1-88)
b. The administrator shall have all equipment inspected for safe condition and function prior to use by any patient/resident, employee or visitor. (1-1-88)
c. The administrator shall show written evidence of a preventive maintenance program for all equipment directly related to the health and safety of the patient/resident. (1-1-88)
d. The fire alarm system and any smoke detection system shall be test/checked at least monthly by an individual knowledgeable in the system’s function and operation. (1-1-88)
e. Automatic fire extinguishing system, where provided, shall be inspected/tested quarterly in accordance with N.F.P.A. Std. 13 (1983 ed.). The inspections shall be conducted by a person knowledgeable in the care and maintenance of sprinkler systems. The applicable inspection report shall be completed and maintained on file. (1-1-88)
f. Portable fire extinguishers shall be maintained/serviced in accordance with the applicable provisions of N.F.P.A. Std. 10 (1981 ed.). All extinguishers shall be checked monthly by a facility employee who will date and initial each tag at the time of each check. (1-1-88)
g. Each pressure vessel shall have a certificate of annual inspection which shall be posted adjacent to the vessel. (1-1-88)
h. All range hoods and filters shall be cleaned at least weekly. (1-1-88)
i. Duct work for ventilation hoods shall be cleaned at least annually. (1-1-88)

08. Medical Gas Storage, Handling, Usage. The handling, storage and usage of all medical gases shall be in accordance with N.F.P.A. Std. 99 (1984 ed.). (1-1-88)

09. Emergency Utility Controls. Responsible employees on each shift shall be instructed in the location and operation of switches, valves and controls in the facility. (1-1-88)

10. Storage, Heating Appliances, Hazardous Substances. (7-1-93)
a. Attics and crawl spaces shall not be used for storage of any materials. (1-1-88)
b. Rooms housing heating appliances shall not be used for storage of combustible materials. (1-1-88)
c. All fuel-fired heating devices shall have an easily accessible, plainly marked, functional remote fuel shut-off valve. (1-1-88)
d. All ranges shall be provided with hoods, mechanical ventilation and removable filters. (1-1-88)

108. ENVIRONMENTAL SANITATION.

01. Water Supply. An approved public or municipal water supply shall be used wherever available. (1-1-88)
a. In areas where an approved public or municipal water supply is not available, a private water supply shall be provided, and it shall meet the standards approved by the Department. (1-1-88)
b. If water is from a private supply, water samples shall be submitted to the Department through the district public health laboratory for bacteriological examination at least once every three (3) months. Monthly bacteriological examinations are recommended. Copies of the laboratory reports shall be kept on file in the facility by the administrator. (1-1-88)
c. There shall be a sufficient amount of water under adequate pressure to meet the sanitary requirements of the facility at all times. (1-1-88)

02. Sewage Disposal. All sewage and liquid wastes shall be discharged into a municipal sewerage system where such a system is available. Where a municipal sewerage system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in a manner approved by the Department. (1-1-88)

03. Garbage and Refuse. The premises and all buildings used as facilities shall be kept free from accumulation of weeds, trash and rubbish. Material not directly related to the maintenance and operation of the facility shall not be stored on the premises. (1-1-88)
a. All containers used for storage of garbage and refuse shall be constructed of durable, nonabsorbent material and shall not leak or absorb liquids. Containers shall be provided with tight-fitting lids unless stored in vermin-proof rooms or enclosures, or in a waste refrigerator. (1-1-88)
b. Garbage containers stored outside the facility shall be stored on a concrete slab or on a rack which is at least twelve (12) inches above the ground. Dumpsters are acceptable. (1-1-88)
c. Garbage containers shall be maintained in a sanitary manner. Sufficient containers shall be afforded to hold all garbage and refuse which accumulates between periods of removal from the premises. Storage areas shall be clean and sanitary. (1-1-88)
04. Insect and Rodent Control. A pest control program shall be in effect at all times. This program shall effectively prevent insects, rodents and other pests from entrance to, or infestation of, the facility. (1-1-88)

a. The premises shall also be included in the pest control program to prevent feeding, reproduction, or harborage of pests. (1-1-88)
b. Chemicals (pesticides) used in the control program shall be selected, used, and stored in the following manner: (1-1-88)
   i. The chemical shall be selected on the basis of the pest involved and used only in the manner described by the manufacturer, who shall be registered with the Idaho Department of Agriculture. (1-1-88)
   ii. All toxic chemicals shall be properly labeled and stored under lock and key. (1-1-88)
   iii. No toxic chemicals shall be stored in patient/resident areas, with drugs, or in any area where food is stored, prepared, or served. (1-1-88)
   iv. The storage and use of pesticides shall be in accordance with local, state or federal directives. (1-1-88)

05. Incineration or Disposal of Infectious or Potentially Hazardous Material. Adequate incineration facilities shall be provided to dispose of contaminated dressings and other potentially hazardous materials. Incinerators shall be properly maintained and shall comply with all applicable codes and ordinances. (1-1-88)

a. Where sanitary landfills are available and where such operations are in compliance with the Department rules and have been authorized and approved by that agency or its authorized representatives, such contaminated material may be disposed of with garbage provided that such material is properly packaged. (1-1-88)
b. Radioactive pharmaceutical wastes shall be disposed of in accordance with regulations governing radioactive materials. (1-1-88)

06. Linen-Laundry Facilities. (7-1-93)

a. The facility shall have available at all times a quantity of linen essential to the proper care and comfort of patients/residents. Linens shall be handled, processed and stored in a manner that prevents contamination and the transmission of infections. (1-1-88)
   i. Adequate facilities and procedures shall be provided for the proper and sanitary washing of linen and other washable goods laundered in the facility.
   ii. The laundry shall be situated in an area separate and apart from any facility or room where food is stored, prepared, or served. (1-1-88)
   iii. The laundry shall be well lighted and ventilated, adequate in size for the needs of the facility, maintained in a sanitary manner, and kept in good repair. (1-1-88)
   iv. If other laundry facilities are utilized, they must meet the requirements set forth in these rules. (1-1-88)

b. Handling of Soiled Linen. (7-1-93)
   i. Soiled linen shall not be transported through patient/resident rooms, kitchens, food preparation or storage areas. Soiled linen shall not be sorted, processed, or stored in these areas. (1-1-88)
   ii. All soiled linen shall be collected and transported to the laundry in covered, washable containers in a sanitary manner. (1-1-88)
   iii. Soiled linen shall be handled and stored in such a manner as to prevent contamination of clean linen. (1-1-88)
   iv. Facilities used to collect, transport, and store soiled linen shall be stored in separate, ventilated areas and shall not be permitted to accumulate in the facility. Soiled linen and clothing shall be collected separately in suitable bags or containers. (1-1-88)

c. Handling of Clean Linen. (7-1-93)
   i. Clean linen to be stored, dried, ironed, or sorted shall be handled in a sanitary manner. Clean linen and clothing shall be stored in a clean, dry, dust-free area easily accessible to the residential living area. (1-1-88)
ii. Clean linen shall be transported, stored, and distributed in a sanitary manner. (1-1-88)

iii. Closets conveniently located shall be provided on each floor or wing for the storage of clean linen and shall not be used for any other purpose. (1-1-88)

d. Personal Laundry. Patients’/residents’ and employees’ laundry shall be collected, transported, sorted, washed, and dried in a sanitary manner and shall not be washed with bed linens. Patients’/residents’ clothing shall be labeled to ensure proper return to the owner. (1-1-88)

07. Housekeeping Services and Equipment. Sufficient housekeeping and maintenance personnel and equipment shall be provided to maintain the interior and exterior of the facility in a safe, clean, orderly and attractive manner. (1-1-88) Floors, walls, ceilings, and other interior surfaces, equipment and furnishing shall be kept clean, and shall be cleaned in a sanitary manner. (1-1-88)

b. Procedures for cleaning of surfaces and equipment shall be written, explained, and posted for all housekeeping personnel. (1-1-88)

i. Mopping, vacuuming, and dusting shall be done in a manner which is most likely to prevent the transmission of infection. (1-1-88)

ii. After discharge of a patient/resident, the room shall be thoroughly cleaned, including the bed, bedding, and furnishings. (1-1-88)

iii. Deodorizers shall not be used to cover odors caused by poor housekeeping or unsanitary conditions. (1-1-88) detrimental to the health, safety or welfare of the patients/residents. (1-1-88)

v. All housekeeping equipment shall be in good repair and maintained in a clean and sanitary manner. (1-1-88)

08. General Care and Cleaning of Equipment. Bedpans, urinals, and commodes shall be emptied promptly and thoroughly cleaned after each use and shall be kept covered at all times when not in use. (1-1-88)

a. Following the discharge of any patient/resident, all equipment shall be thoroughly cleansed and disinfected. (1-1-88)

b. Utensils such as bedpans, urinals, washbasins, emesis basins, soap basins, etc., shall be sterilized or disinfected by one (1) of the following methods: (1-1-88)

i. Submersion of utensil in boiling water and boiling for twenty (20) minutes after it has been thoroughly cleansed; (1-1-88)

ii. Autoclaving at fifteen (15) pounds at two hundred fifty degrees Fahrenheit (250F) for fifteen (15) to twenty (20) minutes in an approved autoclave; or (1-1-88)

iii. After thorough cleaning, the item of equipment shall be submerged in a solution containing an approved germicide, in such strength and for such time as recommended by the manufacturer. Quarternary ammonium compounds are not approved as germicides for this purpose. (1-1-88)

c. Thermometers shall be thoroughly cleansed with liquid soap or detergent and water. This procedure shall be repeated with clean washing solution. After thorough rinsing, the thermometer shall be placed in a solution of seventy percent (70%) alcohol for at least ten (10) minutes unless a barrier sheath was covering the thermometer during use. (1-1-88)

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.
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.
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.
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 (75°F) to eighty degrees (80°F) 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 backsiphonage. (1-1-88)
c. The temperature of hot water at plumbing fixtures used by patients/residents shall be between
one hundred five degrees (105°F) and one hundred twenty degrees (120°F) Fahrenheit. (1-1-88)

121. NEW CONSTRUCTION STANDARDS.
01. Applicability. These rules apply to: (1-1-88)
a. All new construction of a health care facility. (1-1-88)
b. Conversion of any existing building (not licensed) for use as a health facility or part thereof. (1-1-
88)
c. Construction additions to existing licensed health care facilities, e.g., added beds, wings, services, etc. (1-1-88)

d. Any major alterations to a licensed facility. (1-1-88)

e. Modernization and remodeling: (1-1-88)

i. Design and standards of new construction shall be applicable to modernization and remodeling, except that when existing conditions make changes impractical to accomplish, minor deviations from functional requirements (not fire safety and other safety equipments) may be permitted if the intent of the rules is met and if the care and safety of the patients/residents will not be jeopardized. (1-1-88)

ii. When it is not feasible to modernize the entire structure in accordance with these new construction standards, approval may be given for renovations of less than the entire structure if the operation of the facility or the safety of the patients/residents is not jeopardized by the remaining nonconforming section. (1-1-88)

02. Plans, Specifications, and Inspections. New facility construction or any addition, conversion or renovation of an existing facility is governed by the following rules:

a. Prior to commencing work pertaining to construction of new buildings or any additions or structural changes to existing facilities, or conversion of buildings to be used as a facility, plans and specifications shall be submitted to, and approved by, the Department to assure compliance with the applicable construction standards, codes, rules and regulations. (1-1-88)

b. The plans and specifications shall be prepared by, or executed under, the immediate supervision of a licensed architect registered in the state of Idaho. The employment of an architect may be waived by the Department in certain minor alterations. (1-1-88)

c. Preliminary plans shall be submitted and shall include at least the following: (1-1-88)

i. The assignment of all spaces, size of areas and rooms, and indicated in outline the fixed and movable equipment and furniture. (1-1-88)

ii. The plans shall be drawn at a scale sufficiently large to clearly present the proposed design, but not less than a scale of one-eighth inch (1/8") equals one foot (1'). (1-1-88)

iii. The drawings shall include a plan for each floor, including the basement or ground floor; approach or site plan, showing roads, parking areas, sidewalks, etc. (1-1-88)

iv. The total floor area and number of beds shall be computed and noted on the drawings. (1-1-88)

v. Outline specifications shall provide a general description of the construction, including interior finishes; acoustical material, its extent and type and heating, electrical and ventilation systems. (1-1-88)

d. Before commencing construction, the working drawings shall be developed in close cooperation with, and approved by, the Department and other appropriate agencies. (1-1-88)

i. Working drawings and specifications shall be well prepared so that clear, distinct prints may be obtained, accurately dimensioned, and shall include all necessary explanatory notes, schedules, legends, and stamped with the licensed architect’s seal. (1-1-88)

ii. Working drawings shall be complete and adequate for contract purposes. Separate drawings shall be prepared for each of the following branches of work: architectural, mechanical and electrical. (1-1-88)

e. Prior to occupancy, the facility shall be inspected and approved by the licensing agency. The agency shall be notified at least two (2) weeks prior to completion in order to schedule a final inspection. (1-1-88)

03. Codes and Standards. New construction features shall be in accordance with applicable local, state and national standards, codes and regulations in effect at the time of the construction, addition, remodeling or renovation. (1-1-88)

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

b. Compliance with the applicable provisions of the following codes and standards will be required
by, and reviewed for, by this agency: (1-1-88)
i. The Life Safety Code, 1985 edition, and referenced publications (see Section 106). (12-31-91)
ii. American National Standard Specifications for Making Buildings and Facilities Accessible to and
iii. Idaho Department of Health and Welfare Rules, IDAPA 16.02.19, “Food Safety and Sanitation
Standards for Food Establishments.” (12-31-91)

04. Site Requirements. The location of all new facilities or conversion of existing buildings is
controlled by the following criteria: (1-1-88)

a. It shall be adjacent to an all-weather road(s). (1-1-88)
b. It shall be accessible to physician’s services and medical facilities. (1-1-88)
c. It shall be accessible to public utilities. (1-1-88)
d. It shall be in a lawfully constituted fire district. (1-1-88)
e. Each facility shall have parking space to satisfy the minimum needs of patients/residents,
employees, staff and visitors. In the absence of a local requirement, each facility shall provide not
less than one (1) space for each day shift staff member and employee, plus one (1) space for each
five (5) patient/resident beds. This ratio may be reduced in areas convenient to a public
transportation system or to public parking facilities provided that approval of any reduction is
obtained from the appropriate state agency. Space shall be provided for emergency and delivery
vehicles. (1-1-88)

05. Patient/Resident Care Unit. Each patient/resident care unit shall be in compliance with the
following: (1-1-88)

a. The number of beds in a unit shall not exceed sixty (60); (1-1-88)
b. At least eighty percent (80%) of the beds shall be located in rooms designed for one (1) or two
(2) patients/residents; (1-1-88)
c. At least one (1) room in each facility shall be available for single occupancy for isolation of
disease or for privacy in personality conflict or disruptive patient/resident situations. Each
isolation room shall meet the following requirements: (1-1-88)
i. All features of regular patient/resident rooms, as described in Subsection 121.05.d.; (12-31-91)
ii. Supply an entry area which is adequate for gowning; (1-1-88)
iii. Supply a handwashing lavatory in or directly adjacent to the patient/resident room entry; (1-1-
88)
iv. Provide a private toilet; (1-1-88)
v. Have finishes easily cleanable; and (1-1-88)
vi. Not be carpeted; (1-1-88)
d. Each patient/resident room shall meet the following requirements: (1-1-88)
i. Maximum room capacity of four (4) patients/residents; (1-1-88)
ii. Minimum room area, exclusive of toilet rooms, closets, lockers, wardrobes, alcoves or vestibules
shall be one hundred (100) square feet in single-bed rooms and eighty (80) square feet in multiple
bed rooms per patient/resident; (1-1-88)
iii. Multiple bed rooms shall be designed to permit no more than two (2) beds side by side, parallel
to the window wall; (1-1-88)
iv. Beds in all rooms shall be placed so that they are three (3) feet apart; two (2) feet away from the
side wall parallel with beds and three (3) feet, six (6) inches from the end of the bed to the opposite
wall, or other obstructions; (1-1-88)
v. A lavatory shall be provided in each patient/resident room. The lavatory may be omitted from
asingle-bed or two (2) bed room when a lavatory is located in an adjoining toilet room which serves
that room only; (1-1-88)
vi. Each patient/resident shall have access to a toilet room without entering the general corridor
area. One (1) toilet room shall serve no more than four (4) beds, and no more than two (2)
patient/resident rooms. The toilet room shall contain a water closet and a lavatory. The lavatory
may be omitted from a toilet room if each patient/resident room served by that toilet room contains a lavatory; (1-1-88)

vii. Each patient/resident shall be provided, within the room, a wardrobe, locker or closet with a minimum of four (4) square feet. Common closets are not permitted. An adjustable clothes rod and adjustable shelf shall be provided; (1-1-88)

viii. Each patient/resident room cannot be located more than one hundred twenty (120) feet from the soiled workroom or the soiled holding room; (1-1-88)

ix. Each room shall have a window which can be opened without the use of tools. The window sill must not be higher than three (3) feet above the floor and shall be above grade. The window shall be at least one-eighth (1/8) of the floor area and shall be provided with shades or drapes; (1-1-88)

x. Cubicle curtains of fire retardant material, capable of enclosing the bed shall be provided in multiple-bed rooms to insure privacy for the patients/residents. Alternatives to this arrangement may be allowed if the alternative provides the same assurance of privacy; (1-1-88)

xi. Mirror(s) shall be arranged for convenient use by patients/residents in wheelchairs, as well as by patients/residents in standing position; (1-1-88)

xii. 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 and shower room shall be an emergency call. All calls shall register at the staff station and shall activate a visible signal in the corridor at the patient's/resident's door. The emergency call system shall be designed so that a signal light activated at the patient's/resident's station will remain lit until turned off at the patient's/resident's calling station; (1-1-88)

xiii. All patient/resident rooms shall be visible to a staffed nurse's station; (1-1-88)

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

xv. Patients/residents cannot be cared for or housed in any attic story, trailer house or in any room other than an approved patient/resident room; (1-1-88)

xvi. Patient/resident beds shall not be placed in hallways or any location commonly used for other than bedroom purposes; (1-1-88)

xvii. Ceiling heights in patient/resident rooms shall be a minimum of eight (8) feet; (1-1-88)

xviii. No room can be used for a patient/resident room which can only be reached by passing through another patient/resident room, utility room or any other room. All patient/resident rooms shall have direct access to an exit corridor; (1-1-88)

xix. Patient/resident rooms shall not open into any room in which food is prepared, served or stored; and (1-1-88)

xx. All patient/resident rooms shall be numbered. All other rooms shall be numbered or identified as to purpose. (1-1-88)

e. Service Areas. The following service areas shall be located in, or readily available to, each patient/resident care unit. The size and disposition of each service will depend upon the number and types of beds to be served. Although identifiable spaces are required to be provided for each of the indicated functions, consideration will be given to design solutions which would accommodate some functions without specific designation of areas or rooms. Details of such proposals shall be submitted for prior approval. Each service area may be arranged and located to serve more than one (1) patient/resident care unit, but at least (1) such service area shall be provided on each patient/resident floor and as follows: (1-1-88)

i. Staff station with space for charting and storage for administrative supplies. It shall also be convenient to handwashing facilities; (1-1-88)

ii. Lounge and toilet room(s) for staff (toilet room may be unisex); (1-1-88)

iii. Individual closets or compartments for the safekeeping of coats and personal effects of personnel. These shall be located convenient to the duty station of personnel or in a central location; (1-1-88)
iv. Clean workroom or clean holding room. If the room is used for work, it shall contain a counter and handwashing facilities. When the room is used only for storage as part of a system for distributing clean and sterile supplies, the work counter and handwashing facilities may be omitted; (1-1-88)

v. Soiled workroom or soiled holding room. The soiled workroom shall contain a clinical sink or equivalent flushing rim fixture sink for handwashing, work counter, waste receptacle, and soiled linen receptacle. When the room is used only for temporary holding of soiled materials, the work counter may be omitted; (1-1-88)

vi. Drug distribution station. Provision shall be made for secure, convenient and prompt twenty-four (24) hour availability of medicine to patients/residents. A secure medicine preparation area shall be available and under the nursing staff’s visual control and contain a work counter, refrigerator, and locked storage for controlled drugs, and shall have a minimum area of fifty (50) square feet. A medicine dispensing unit may be located at the nurse’s station, in the clean workroom, or in an alcove or other space convenient to staff for staff control; (1-1-88)

vii. Drug distribution station. Provision shall be made for secure, convenient and prompt twenty-four (24) hour availability of medicine to patients/residents. A secure medicine preparation area shall be available and under the nursing staff’s visual control and contain a work counter, refrigerator, and locked storage for controlled drugs, and shall have a minimum area of fifty (50) square feet. A medicine dispensing unit may be located at the nurse’s station, in the clean workroom, or in an alcove or other space convenient to staff for staff control; (1-1-88)

viii. Nourishment station. The station shall contain a sink equipped for handwashing, equipment for serving nourishment between scheduled meals, refrigerator, and storage cabinets. Ice for patients’/residents’ service and treatment shall be provided only by icemaker-dispenser units; (1-1-88)

ix. Equipment storage room(s). Room(s) shall be available for storage of equipment such as I.V. stands, inhalators, air mattresses, and walkers; (1-1-88)

tx. Parking for stretchers and wheelchairs. Parking for stretchers and wheelchairs shall be located out of the path of normal traffic; (1-1-88)

xi. Patient bathing facilities. A minimum of one (1) bathtub or shower shall be provided for each ten (10) beds not otherwise served by bathing facilities at patient rooms. Patients shall have access to at least one (1) bathtub in each nursing unit. Each tub or shower shall be in an individual room or enclosure which provides space for private use of the bathing fixture, for drying and dressing, and for a wheelchair and attendant. At least one (1) shower in each central bathing facility shall be a minimum of four (4) feet square without curbs and be designed for use by a wheelchair patient. (1-1-88)

f. Patient/Resident Toilet Facilities. Each patient/resident toilet room shall meet the following criteria: (1-1-88)

i. The minimum dimensions of a room containing only a water closet shall be three (3) feet by six (6) feet. Additional space shall be provided if a lavatory is located within the same room. Water closets shall be accessible for use by wheelchair patients/residents. (1-1-88)

ii. At least one (1) room on each floor shall be appropriate for toilet training. It shall be accessible from the corridor. A clearance of three (3) feet shall be provided at the front and at each side of the water closet and the room shall contain a lavatory.

06. Patient/Resident Dining and Recreation Areas. The following minimum requirements apply to dining/recreation areas. (1-1-88)

a. Area Requirement. The total area set aside for these purposes shall be at least thirty (30) square feet per bed with a minimum, total area of at least two hundred twenty-five (225) square feet. For facilities with more than one hundred (100) beds, the minimum area may be reduced to twenty-five (25) square feet per bed. If day care programs are offered, additional space shall be provided as needed to accommodate for day care patients/residents needing naps or for dining and activities. (1-1-88)

b. Storage. Storage space shall be provided for recreational equipment and supplies. (1-1-88)

07. Rehabilitation Therapy Facilities. Each facility shall include provisions for physical and occupational therapy for rehabilitation of long term care patients/residents. Areas and equipment
shall be as necessary to meet the intent of the program. As a minimum, the following shall be located on-site, convenient for use to the nursing unit: (1-1-88)
a. Space for files, records and administrative activities. (1-1-88)
b. Storage for supplies and equipment. (1-1-88)
c. Storage for clean and soiled linen. (1-1-88)
d. Handwashing facilities within the therapy unit. (1-1-88)
e. Space and equipment for carrying out each of the types of therapy that may be prescribed. (1-1-88)
f. Provisions for patient privacy. (1-1-88)
g. Janitor closets, in or near unit. (1-1-88)
h. If the program includes outpatient treatment, additional provisions include: (1-1-88)
i. Convenient access from exterior for use by the handicapped. (1-1-88)
ii. Lockers for secure storage of patients'/residents' clothing and personal effects. (1-1-88)
iii. Outpatient facilities for dressing and changing. (1-1-88) iv. Showers for patient/resident use. (1-1-88)
i. Waiting area with provision for wheelchair outpatients. (1-1-88)

08. Personal Care Unit. A separate room shall be provided with equipment for hair care and grooming needs of the patients/residents.

10. Administration and Public Areas. The following shall be provided: (1-1-88)
a. Entrance at grade level, sheltered from the weather and able to accommodate wheelchairs. (1-1-88)
b. Lobby space, including: (1-1-88)
i. Storage space for wheelchairs. (1-1-88)
ii. Reception and information counter or desk. (1-1-88)
iii. Waiting space(s). (1-1-88)
iv. Public toilet facilities. (1-1-88)
v. Public telephone(s). (1-1-88)
vi. Drinking fountain(s). (1-1-88)
c. General or individual office(s) assuring privacy for interviews, business transactions, medical and financial records, and administrative and professional staff. (1-1-88)
d. Multipurpose room for conferences, meetings, and health education purposes. (1-1-88)
e. Storage for office equipment and supplies. (1-1-88)

11. Linen Services. The following shall apply: (1-1-88)
a. If linen is to be processed on site, the following shall be provided: (1-1-88)
i. Laundry processing room with commercial type equipment with which a seven (7) days’ need can be processed within a regularly scheduled work week. Handwashing facilities shall be provided; (1-1-88)
ii. Soiled linen receiving, holding, and sorting room with handwashing facilities. (1-1-88)
iii. Storage for laundry supplies. (1-1-88)
iv. Clean linen inspection and mending room or area. (1-1-88)
v. Clean linen storage, issuing, and holding room or area. (1-1-88)
vi. Janitor’s closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies. (1-1-88)
b. If linen is processed off the site, the following shall be provided: (1-1-88)
i. Soiled linen holding room. (1-1-88)
ii. Clean linen receiving, holding, inspection and storage room(s). (1-1-88)
iii. Storage area for carts. (1-1-88)

12. Central Stores. General storage room(s) shall have a total area of not less than ten (10) square feet per bed and shall generally be concentrated in one (1) area. (1-1-88)
13. **Janitors’ Closets.** In addition to the janitors’ closets called for in certain departments, sufficient janitor’s closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies. (1-1-88)

14. **Engineering Services and Equipment Areas.** The following shall be provided: (1-1-88)

a. Equipment room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment. (1-1-88)

b. Office or suitable desk space for the engineer. (1-1-88)

c. Maintenance shop(s). (1-1-88)

d. Storage room(s) for building maintenance supplies. (1-1-88)

e. Yard equipment storage consisting of a separate room or building for yard maintenance equipment and supplies if ground maintenance is provided by the facility. (1-1-88)

15. **Details and Finishes.** A high degree of safety for the patients/residents shall be provided to minimize the incidence of accidents with special consideration for patients/residents who will be ambulatory to assist them in self-care. Hazards such as sharp corners shall be avoided. All details and finishes for modernization projects as well as for new construction shall comply with the following requirements: (1-1-88)

a. Details: (1-1-88)

i. Items such as drinking fountains, telephone booths, vending machines, and portable equipment shall be located so as not to restrict corridor traffic or reduce the corridor width below the required minimum. (1-1-88)

ii. All rooms containing bathtubs, sitz baths, showers and water closets subject to occupancy by patients/residents shall be equipped with doors and hardware which will permit access from the outside of the rooms in an emergency. When such rooms have only one (1) opening or are small, the doors must open outwards or be designed to be opened without the need to push against a patient/resident who may have collapsed within the room. (1-1-88)

iii. The minimum width of all doors to rooms needing access for beds or stretchers shall be three (3) feet, eight (8) inches. Doors to patient/resident toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two (2) feet, ten (10) inches. (1-1-88)

iv. Windows and outer doors which may be frequently left in an open position shall be provided with insect screens. (1-1-88)

v. Doors, except doors to spaces such as small closets which are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Large walk-in type closets are considered as occupiable space. (1-1-88)

vi. Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within eighteen (18) inches of the floor (thereby creating a possibility for accidental breakage by pedestrian traffic) shall be glazed with safety glass, wire glass, or plastic glazing material that will resist breaking and will not create dangerous cutting edges when broken. Similar materials shall be used in wall openings of recreation rooms and exercise rooms unless required otherwise for safety. Safety glass or plastic glazing materials as noted above shall be used for shower doors and bath enclosures. (1-1-88)

vii. Dumbwaiters, conveyors and material handling systems shall not open directly into a corridor or exitway. (1-1-88)

viii. Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchair and carts. (1-1-88)

ix. Grab bars shall be provided at all patient/resident toilets, showers, tubs and sitz baths. The bars shall have one and one-half (1-1/2) inches clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of two hundred fifty (250) pounds. (1-1-88)

x. Recessed soap dishes shall be provided in showers and bathrooms. (1-1-88)

xi. Handrails shall be provided on both sides of corridors used by patients/residents. A clear
distance of one and one-half (1-1/2) inches shall be provided between the handrail and the wall. Ends shall be returned to the wall. (1-1-88)

xii. The arrangement of handwashing facilities shall provide sufficient clearance for blade-type operating handles and shall be installed to permit use by wheelchair patients/residents. (1-1-88)

xiii. Lavatories and handwashing facilities shall be securely anchored to withstand an applied vertical load of not less than two hundred fifty (250) pounds on the front of the fixture. (1-1-88)

xiv. Mirrors shall be arranged for convenient use by patients/residents in wheelchairs as well as by patients/residents in a standing position. (1-1-88)

xv. Paper towel dispensers and waste receptacles shall be provided at all handwashing fixtures. (1-1-88)

xvi. Ceiling heights shall be as follows: (1-1-88)
(1) Boiler rooms shall have ceiling clearances not less than two (2) feet, six (6) inches above the main boiler header and connecting piping. (1-1-88)
(2) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment. (1-1-88)
(3) All other rooms shall have not less than eight (8) foot ceilings except that corridors, storage rooms, toilet rooms, and other minor rooms may not have less than seven (7) feet, eight (8) inches. Suspended tracks, rails, and pipes located in the path of normal traffic shall not be less than six (6) feet, eight (8) inches above the floor. (1-1-88)

xvii. Recreation rooms, exercise rooms and similar spaces where impact noises may be generated shall not be located directly over patient/resident bed areas unless special provisions are made to minimize the noise. (1-1-88)

xviii. Rooms containing heat producing equipment, such as boiler or heating rooms and laundries, shall be insulated and ventilated to prevent any floor surface located above such rooms from exceeding a temperature of ten degrees (10) Fahrenheit above the ambient room temperature. (1-1-88)

b. Finishes: (1-1-88)

i. Floor materials shall be easily cleaned 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 proof. Joints in tile and similar materials in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods or spillage, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet (such as shower and bath areas, kitchens, and similar work areas) shall have an impervious nonslip surface. Vinyl asbestos tile is not acceptable for such areas. (1-1-88)

ii. Wall bases in kitchens, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects. (1-1-88)

iii. Wall finishes shall be washable and in the immediate area of plumbing fixtures shall be smooth and moisture resistant. Finish, trim and wall and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects. (1-1-88)

iv. Floor and wall penetrations by pipes, ducts and conduits shall be tightly sealed to minimize entry of rodents and insects. Joints of structural elements shall be similarly sealed. (1-1-88)

v. Ceilings throughout the facility shall be easily cleanable. Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas and similar spaces, unless required for fire resistance purposes. (1-1-88)

16. Construction Features. The facility shall be designed and constructed to sustain dead and live loads in accordance with local building codes. All construction shall comply with applicable provisions of the codes and standards as listed in Subsection 121.03 and as follows: (12-31-91)
a. Elevators. All buildings having patient/resident use areas on more than one (1) floor shall have at least one (1) electrical or electrohydraulic elevator. (1-1-88)
b. Mechanical standards. All mechanical installations shall comply with applicable codes and the following: (1-1-88)
   i. General. Prior to completion, all mechanical systems shall be tested, balanced, and operated to demonstrate to the owner or representative that the installation and operation conform to the plans and specifications. (1-1-88)
   ii. Heating and cooling ventilating systems. (1-1-88)
      (1) For normal comfort the design temperature for all occupied areas shall provide a minimum of sixty-eight degrees (68) and a maximum of eighty degrees (80) Fahrenheit. (1-1-88)
      (2) All air supply and air exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. (1-1-88)
   c. Outdoor air intakes shall be located as far as practical but not less than twenty-five (25) feet from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six (6) feet above ground level or, if installed above the roof, three (3) feet above roof level. (1-1-88)
   d. The bottom of ventilation opening shall not be less than three (3) inches above the floor of any room. (1-1-88)
   e. All central ventilation or air-conditioning systems shall be equipped with filters having efficiencies no less than: (1-1-88)
      i. Eighty percent (80%) for patient/resident care, treatment, diagnostic, and related areas which may be reduced to thirty-five (35%) for all outdoor air systems. (1-1-88)
      ii. Eighty percent (80%) for food preparation areas and laundries. (1-1-88)
      iii. Twenty-five percent (25%) for all administrative, bulk storage, and sorted holding areas. (1-1-88)
   f. Plumbing standards. All plumbing systems shall be designed to meet the following: (1-1-88)
      i. Shower bases and tubs shall be provided with nonslip surfaces. (1-1-88)
      ii. The water supply system shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods. (1-1-88)
      iii. Vacuum breakers shall be installed on hose bibs, janitors’ sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached. (1-1-88)
      iv. Water distribution systems shall be arranged to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred twenty degrees (120) Fahrenheit. (1-1-88)
      v. Hot water heating equipment shall have sufficient capacity to supply water at the temperature and amounts as follows: (1-1-88)
         (1) Clinical. Six and one-half (6 1/2) gallons per hour per bed at one hundred twenty degrees (120) Fahrenheit. (1-1-88)
         (2) Dietary. Four (4) gallons per hour per bed at one hundred eighty degrees (180) Fahrenheit. (1-1-88)
         (3) Laundry. Four and one-half (4 1/2) gallons per hour per bed at one hundred sixty-five degrees (165) Fahrenheit. (1-1-88)
      vi. If installed, nonflammable medical gas systems shall comply with the applicable requirements of NFPA Standard 99 and fifty-six degrees Fahrenheit (56 F). (1-1-88)
   g. Electrical standards. All electrical installations shall comply with applicable codes and the following: (1-1-88)
      i. General. Prior to completion, all electrical installations and systems shall be tested to show that the equipment is installed and operating as planned or specified. (1-1-88)
ii. Switchboards and power panels shall be located in a separate enclosure accessible only to authorized personnel. (1-1-88)

iii. Panel boards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. (1-1-88)

iv. Lighting: (1-1-88)
   (1) All spaces occupied by people, machinery and equipment within buildings, approaches to buildings and parking lots shall have lighting. (1-1-88)
   (2) Patients/residents shall have general lighting and night lighting. A reading light shall be provided for each patient/resident. At least one (1) light fixture for night lighting shall be switched at the entrance to each patient/resident room. All switches for control of lighting in patient/resident areas shall be of the quiet operating type. (1-1-88)

v. Receptacles (convenience outlets): (1-1-88)
   (1) Patient/resident rooms. Each patient/resident room shall have duplex ground type receptacles as follows: One (1) on each side of the head of each bed; one (1) for television if used; and one (1) on another wall. (1-1-88)
   (2) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends in corridors. (1-1-88)

vi. Equipment installation in special areas. The electrical circuit(s) to fixed or portable equipment in hydrotherapy units shall be provided with five (5) milliampere ground fault interrupters. (1-1-88)

vii. Nurse/staff calling system. A nurse/staff calling system shall be provided as specified in Subsection 121.05.d.xii. (12-31-91)

viii. Emergency electrical services. An emergency electrical system shall be provided and installed in accordance with the applicable requirements as specified in the National Electrical Code, 1984 Edition, and NFPA 99, 1984 Edition. The source of supply shall be an on-site fuel-fired generating set. (1-1-88)

122. FURNISHINGS AND EQUIPMENT.

01. Furnishings -- Patient/Resident Living Rooms and Bedrooms. Living rooms for patients’/residents’ use shall be provided with a sufficient number of reading lamps, tables, chairs, or sofas of satisfactory design for age and condition of the patients/residents. (1-1-88)
   a. Each patient/resident shall be provided with his own bed which shall be at least thirty-six (36) inches wide, have a head and a footboard, be substantially constructed, and in good repair. Bedrails shall be provided when needed. Roll-away type beds, cots, folding beds, double beds, or hollywood-type beds shall not be used. Adjustable-height beds are recommended. (1-1-88)
   b. Each bed shall be provided with satisfactory type springs in good repair and a clean, comfortable mattress at least five (5) inches thick (four (4) inches if of foam rubber construction and four and one-half (4-1/2) inches if of innerspring type) and standard in size for the bed. (12-31-91)
   c. Each patient/resident shall be provided with an individual rack with towel and washcloth. (1-1-88)
   d. In addition to basic patient/resident care equipment, each patient/resident shall be provided an individual reading light, bedside cabinet with drawer, comfortable chair, and storage space for clothing and other possessions. (1-1-88)
   e. Each patient/resident shall be provided with a cup and a covered pitcher of fresh water (or the equivalent) at the bedside if the patient/resident needs assistance to ambulate but is able to drink without assistance. (1-1-88)

02. General Requirements. Equipment and supplies shall be provided to satisfactorily meet the individualized needs of the patients/residents of the facility. Equipment and supplies will vary according to the size of the facility and the type of patients/residents. An authorized representative of the Department shall make the final determination as to the adequacy and suitability of equipment and supplies. (1-1-88)
a. Cubicle curtains of fire-retardant material which are designed to enclose the bed shall be provided in multiple-bed rooms to ensure privacy for the patients/residents. Alternatives may be provided if equivalent privacy is allowed. (1-1-88)
b. All furniture and equipment shall be maintained in a sanitary manner, kept in good repair, and shall be located for convenient use. (1-1-88)
c. There shall be an adequate supply of clean linen in good repair to keep the patient/resident clean, odor-free, and to insure the comfort of the patient/resident. (1-1-88)
d. Equipment and supplies shall be stored in a designated area specific for equipment and supplies. Utensils not in use shall be sterilized prior to being stored. Those which cannot be sterilized shall be thoroughly cleansed in accordance with procedures approved by the Department. (1-1-88)
e. All utensils shall be kept in good condition. Chipped and otherwise damaged utensils shall not be used. (1-1-88)
f. Any single-use or disposable equipment and supplies shall not be reused.

**ILLINOIS**

Section 300.2210 Maintenance

a) Every facility shall have an effective written plan for maintenance, including sufficient staff, appropriate equipment, and adequate supplies.
b) Each facility shall: (B)
1) Maintain the building in good repair, safe and free of the following: cracks in floors, walls, or ceilings; peeling wallpaper or paint; warped or loose boards; warped, broken, loose, or cracked floor covering, such as tile or linoleum; loose handrails or railings; loose or broken window panes; and any other similar hazards. (B)
2) Maintain all electrical, signaling, mechanical, water supply, heating, fire protection, and sewage disposal systems in safe, clean and functioning condition. This shall include regular inspections of these systems. (A, B)
3) Maintain all electrical cords and appliances in a safe and functioning condition. (B)
4) Maintain the interior and exterior finishes of the building as needed to keep it attractive and clean and safe (painting, washing, and other types of maintenance).
5) Maintain all furniture and furnishings in a clean, attractive, and safely repaired condition. (B)
6) Maintain the grounds and other buildings on the grounds in a safe, sanitary and presentable condition. (B)
7) Maintain the grounds free from refuse, litter, insect and rodent breeding areas.
8) The building and grounds shall be kept free of any possible infestations of insects and rodents by eliminating sites of breeding and harborage inside and outside the building; eliminating sites of entry into the building with screens of not less than 16 mesh screen to the inch and repair of any breaks in construction. (B)
9) Maintain all plumbing fixtures and piping in good repair and properly functioning. (B)
10) Protect the potable water supply from contamination by providing and properly installing adequate, backflow protection devices or providing adequate air gaps on all fixtures that may be subject to backflow or back siphonage.
(Source: Amended at 14 Ill. Reg. 14950, effective October 1, 1990)

Section 300.2220 Housekeeping

a) Every facility shall have an effective plan for housekeeping including sufficient staff, appropriate equipment, and adequate supplies. Each facility shall: (B)
1) Keep the building in a clean, safe, and orderly condition. This includes all rooms, corridors, attics, basements, and storage areas. (B)
2) Keep floors clean, as nonslip as possible, and free from tripping hazards including throw or scatter rugs.
3) Control odors within the housekeeping staff’s areas of responsibility by effective cleaning procedures and by the proper use of ventilation systems. Deodorants shall not be used to cover up persistent odors caused by unsanitary conditions or poor housekeeping practices.
b) Attics, basements, stairways, and similar areas shall be kept free of accumulations of refuse, discarded furniture, old newspapers, boxes, discarded equipment, and other items. (B)
c) Bathtubs, shower stalls, and lavatories shall not be used for laundering, janitorial, or storage purposes.
d) All cleaning compounds, insecticides, and all other potentially hazardous compounds or agents shall be stored in locked cabinets or rooms. (B)

Section 300.2230 Laundry Services

a) Every facility shall have an effective means of supplying an adequate amount of clean linen for operation, either through an in-house laundry or a contract with an outside service.
   1) An adequate supply of clean linen shall be defined as the three sets of sheets, draw sheets, and pillow cases required to provide for the residents' needs. Additional changes of linen may be required in consideration of the time involved for laundering and transporting soiled linens.
   2) If an in-house laundry service is provided then the following conditions shall exist:
      A) The laundry area shall be maintained and operated in a clean, safe and sanitary manner. No part of the laundry shall be used as a smoking or dining area.
      B) Written operating procedures shall be developed, posted and implemented which provide for the handling, transport and storage of clean and soiled linens.
      C) Laundry personnel must be in good health and practice good personal grooming. Employees must thoroughly wash their hands and exposed portions of their arms with soap and warm water before starting work, during work as often as necessary to keep them clean and after smoking, eating, drinking, using the toilet and handling soiled linens.
      D) Clean linen shall be protected from contamination during handling, transport and storage.
      E) Soiled linen shall be handled, transported and stored in a manner that protects facility residents and personnel.
      F) If supplies and equipment not directly connected with the operation of the laundry are stored in the laundry or its accessory storage and handling areas, they shall be protected from contamination by the soiled linens and shall not contribute to contamination of the clean linens.
   b) If an outside laundry service is used it shall comply with the requirements of in-house laundries and, in addition, shall provide for protection of clean linens during transport back to the facility.
   c) If the facility provides laundry service for residents' personal clothing it must be handled, transported and stored in a manner that will not allow contamination of clean linen or allow contamination by soiled linen. The facility shall assure that the personal clothing of each resident is returned to that individual resident after laundering.

(Source: Amended at 14 Ill. Reg. 14950, effective October 1, 1990)

Section 300.2410 Furnishings

a) Each resident shall be provided with a separate bed suitable to meet the needs of the resident. Each bed shall be at least 36 inches wide, have a headboard, be of sturdy construction and in good repair. A double bed shall be provided for married couples, if they request this arrangement, and there are no medical contraindications.
   b) Each bed shall be provided with satisfactory type springs in good repair and a clean, firm, comfortable mattress of appropriate size for the bed.
   c) Each bedroom shall have window shades, or equivalent, in good repair.
   d) A satisfactory reading lamp, or equivalent, shall be provided for each bed.
   e) Pillows
      1) Each bed shall be provided with a minimum of one clean, comfortable pillow.
2) There shall be additional pillows available in the home to satisfactorily serve the needs of the residents.
f) Each bedroom shall be provided with a mirror, unless there is a mirror in a bathroom opening into this bedroom. Each lavatory shall be provided with a mirror.
g) Each living room for resident use shall be provided with an adequate number of reading lamps, tables, and chairs or settees. These furnishings shall be well constructed and of satisfactory design for the residents.
h) Dining room furnishings shall be provided for each resident which are well constructed, comfortable, in good repair, and of satisfactory design for the residents. There shall be a sufficient number of tables, of a type that can be used by wheelchair residents, to accommodate all such residents in the facility.
i) Office spaces, nurses’ stations, treatment rooms, and other areas shall be satisfactorily furnished with desks, chairs, lamps, cabinets, benches, work tables, and other furnishings essential to the proper use of the area.
j) For each bed there shall be furnished:
   1) A minimum of two adequately sized dresser drawers.
   2) A comfortable chair.
   3) An individual towel rack.
   4) A satisfactory reading light over, or at the side of, the bed.
   5) Adequate closet, locker, or wardrobe space for hanging clothing within the room.
   6) A satisfactory bedside cabinet.
k) A sufficient number of tables that can be either rolled over the resident’s bed or that can be placed next to bed shall be provided to serve every resident who cannot, or does not, eat in a dining room or area.
l) Provide proper storage in each resident’s room, either within the bedside cabinet or in a separate cabinet, for individual equipment such as an emesis basin, bedpan, urinal, washbasin. Such storage need not be provided in the resident’s room if it is satisfactorily provided in a connecting bath or toilet room.
(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2420 Equipment and Supplies
a) Equipment
   1) The facility shall have a supply of thermometers, emesis basins, ice bags, hot water bottles or equivalent, bedpans, urinals, and sets of enema equipment, sufficient to meet the needs of its residents.
   (B)
   2) If the facility has residents who need the services of a suction machine, a sufficient quantity of such machines shall be provided to meet the needs of all such residents. (B)

b) Privacy Screens and Curtains
   1) There shall be at least one privacy screen available in the facility for emergency use when resident privacy is needed.
   2) Each multiple-bed resident room must be designed or equipped to assure full visual privacy for each resident. Full visual privacy means that residents have a means of completely withdrawing from view while occupying their beds (e.g., curtains, movable screens).

c) There shall be a sufficient supply of clean linen and bedding in good condition to provide proper care and comfort to the residents. (B)

d) There shall be a first-aid kit or emergency box in every facility. This shall contain bandages, sterile gauze dressing, bandage scissors, tape, sling, burn ointment, and other equipment deemed necessary by the advisory physician or the medical advisory committee.

e) Activity program supplies shall be provided to maintain an ongoing program to meet the varied interests and needs of the residents. These shall include, but are not limited to, games, craft
supplies, current magazines, books, radio, television, and record player. A piano or organ is recommended as an important adjunct to the activity program equipment.

f) Kitchen equipment shall be provided as set forth in Section 300.2100.

g) Cleaning equipment and supplies shall be provided as set forth in Sections 300.2210 through 300.2220.

h) Each resident shall have a satisfactory nurse call device. (See Sections 300.2940(g) and 300.3140(e).)

i) There shall be special equipment, implements, or utensils provided to residents as needed to assist them when eating.

j) There shall be a sufficient quantity of resident care equipment of satisfactory design and in good condition to carry out established resident care procedures. This shall include at a minimum the following: wheelchairs with brakes, walkers, metal bed side rails, bedpans, urinals, emesis basins, wash basins, foot stools, metal commodes, over the lap tables, foot cradles, footboards, under the mattress bed boards, trapeze frames, transfer boards, parallel bars and reciprocal pulleys.

(Source: Amended at 16 Ill. Reg. 5977, effective March 27, 1992)

Section 300.2610 Codes

Water supply, sewage disposal and plumbing systems shall comply with all applicable State and local codes and ordinances. (B)

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2620 Water Supply

a) Each facility shall be served by water from a municipal public water supply when available. (B)

b) When a municipal public water supply is not available, the water supply shall comply with the Department’s rules entitled “Drinking Water Systems” (77 Ill. Adm. Code 900). (B)

c) If water is supplied by a well that is not part of a municipal system, the well shall be constructed and maintained in accordance with the Department’s rules entitled ”Illinois Water Well Construction Code” (77 Ill. Adm. Code 920) and ”Water Well Pump Installation Code” (77 Ill. Adm. Code 925).

d) Each facility shall have a written agreement with a water company, dairy, or other water purveyor to provide an emergency supply of potable water for drinking and culinary purposes.

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2630 Sewage Disposal

a) All sewage and liquid wastes shall be discharged into a public sewage system when available. (B)

b) When a public sewage system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in a private sewage disposal system. The design, construction, maintenance, and operation of the system shall comply with the Department’s rules entitled ”Private Sewage Disposal Code” (77 Ill. Adm. Code 905). (B)

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2640 Plumbing

Each plumbing system shall comply with the Department’s rules entitled ”Illinois Plumbing Code” (77 Ill. Adm. Code 890) effective at the time of construction or approved acceptance by the Department.

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2810 Applicability of these Standards

a) Applicability of New Construction Requirements

1) These standards shall apply to all new Long-Term Care Facilities and major alterations and additions to existing Long-Term Care Facilities. (Major alterations are those that are not defined as minor alterations in subsection (f) of this Section.) Long-Term Care Facilities contemplating construction shall contact the Health Facilities Planning Board for information concerning the current requirements.
2) Projects for which working drawings and specifications have received final approval by the Department prior to the promulgation of these Standards will only be required to meet those Standards that were in effect at the time that the final approval was given.

b) When construction is contemplated, either for new buildings or additions or major alterations to existing buildings coming within the scope of these standards, design development drawings and outline specifications shall be submitted to the Department for review. Approval of design development drawings and specifications shall be obtained from the Department prior to starting final working drawings and specifications. Such approval will be based upon compliance with Section 300.2830. Comments or approval will be provided within 30 days of receipt by the Department.

c) The final working drawings and specifications shall be submitted to the Department for review and approval prior to beginning of construction. For final approval to remain valid, contracts must be signed within one year of the date of final approval. Alternate methods of design development and construction such as fast track shall be acceptable if equivalency can be proved. Comments of approval will be provided within thirty days of receipt by the Department.

d) Any contract modifications which affect or change the function, design, or purpose of a facility shall be submitted to the Department for approval prior to authorizing the modifications. Such approval will be based upon compliance with Section 300.2830. Comments or approval will be provided within 30 days of receipt by the Department.

e) The Department shall be notified at least 30 days before construction has been completed. The Department will then complete a final inspection. Deficiencies noted during the final inspection must be completed before occupancy will be allowed.

f) Minor alterations or remodeling changes which do not affect the structural integrity of the building, which do not change functional operation, which do not affect fire safety, and which do not add beds or facilities over those for which the Long-Term Care Facility is licensed need not be submitted for drawing approval. However, the Health Facilities Planning Board requirements must be met for all alterations and remodeling projects.

g) No system of water supply, plumbing, sewage, 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 submitted to the Department and have been reviewed and approved. Such approval will be based upon compliance with Section 300.2820.

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)

Section 300.2820 Codes and Standards

a) Each facility shall comply with the applicable provisions of the following codes and standards. Any incorporation by reference in this Section of federal regulations or of any standards of a nationally recognized organization or association refers to the regulations and standards on the date specified and does not include any editions or amendments subsequent to the date specified.

1) State of Illinois rules

A) Illinois Plumbing Code (77 Ill. Adm. Code 890), Department of Public Health
C) Food Service Sanitation Code (77 Ill. Adm. Code 750), Department of Public Health
D) Boiler and Pressure Vessel Safety Code (41 Ill. Adm. Code 120), Office of the State Fire Marshal

2) Codes and standards

A) National Fire Protection Association (NFPA), Standard No. 101: Life Safety Code, 2000 Edition (New Health Care Occupancies), including all appropriate references under Chapter 33, and excluding Chapter 5, Performance Based Options, and all other references to performance based options. NFPA 101A: Alternative Approaches to Life Safety shall not be allowed to establish equivalencies for new construction. In addition to the publications referenced in Chapter 33, the following documents shall be applicable for all long-term care facilities:
vi) NFPA 70B, Recommended Practice for Electrical Equipment Maintenance – 2002 Edition
ix) NFPA 105, Recommended Practice for the Installation of Smoke-Control Door Assemblies – 1999 Edition
B) Underwriters’ Laboratories, Inc. (UL):
D) American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE):
i) Handbook of Fundamentals, 2001
ii) Handbook of Applications, 1999
b) In addition to compliance with the standards set forth in this Section, all building codes, ordinances and regulations that are enforced by city, county or other local jurisdictions in which the facility is, or will be, located shall be observed.
c) Where no local building code exists, the recommendations of the 2000 Edition of the International Building Code shall apply.
e) Amendments to this Section effective November 15, 2003 supersede all other codes and standards incorporated in this Subpart N.
(Source: Expedited Correction at 28 Ill. Reg. 3528, effective November 15, 2003)

Section 300.2830 Preparation of Drawings and Specifications

a) The preparation of drawings and specifications shall be executed by or be under the immediate supervision of an architect registered in the State of Illinois:
b) The first submission shall be the design development drawings indicating in detail the assignment of all spaces, size or areas and rooms, and indicating in outline, the fixed and movable equipment and furniture, and the outline specifications.
c) The plans shall be drawn at a scale sufficiently large to clearly present the proposed design.
d) The drawings shall include:
   1) a plan of each floor including the basement or ground floor,
   2) roof plan,
   3) plot plan showing roads, parking areas, and sidewalks,
   4) elevations of all facades,
   5) sections through the building,
   6) identification of all fire and smoke compartmentation.
e) Outline specifications shall provide a general description of the construction including finishes; acoustical material, floor covering; heating and ventilating systems; description of the electrical system including the emergency electrical system and the type of elevators.
f) The total gross floor area and bed count shall be shown on the drawings.
g) A brief narrative of the proposed program shall be submitted with the preliminary drawings and outline specifications.
h) Following approval of the design development drawings and the outline specifications, working drawings and specifications shall be submitted. All working drawings shall be well prepared and clean and distinct prints shall be submitted. Drawings shall be accurately dimensioned and include all necessary explanatory notes, schedules and legends. Working drawings shall be complete and adequate for contract purposes. Drawings shall be prepared for each of the following branches of work: Architectural, Structural, Mechanical, Electrical and Plumbing.

INDIANA

410 IAC 16.2-3.1-19 Environment and physical standards
Authority: IC 16-28-1-7; IC 16-28-1-12
Affected: IC 16-28-5-1
Sec. 19. (a) The facility must be:
(1) designed;
(2) constructed;
(3) equipped; and
(4) maintained; to protect the health and safety of residents, personnel, and the public.
(b) The facility must meet the applicable provisions of the 2000 edition of the Life Safety Code of the National Fire Protection Association, which is incorporated by reference. This section applies to all facilities initially licensed on or after the effective date of this rule.
(c) Each facility shall comply with fire and safety standards, including the applicable rules of the state fire prevention and building safety commission (675 IAC) where applicable to health facilities.
(d) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits, equipment to maintain the fire detection, alarm, and extinguishing systems, and life support systems in the event the normal electrical supply is interrupted.
(e) When life support systems are used, the facility must provide emergency electrical power with an emergency generator that is located on the premises.
(f) The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public. The facility must do the following:
(1) Establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply.
(2) Have adequate outside ventilation by means of windows or mechanical ventilation, or a combination of the two (2).
(3) Equip corridors with firmly secured handrails.
(4) Maintain an effective pest control program so that the facility is free of pests and rodents.
(5) Provide a home-like environment for residents.
(g) Personnel shall handle, store, process, and transport linen in a manner that prevents the spread of infection as follows:
(1) Soiled linens shall be securely contained at the source where it is generated and handled in a manner that protects workers and precludes contamination of clean linen.
(2) Clean linen from a commercial laundry shall be delivered to a designated clean area in a manner that prevents contamination.
(3) When laundry chutes are used to transport soiled linens, the chutes shall be maintained in a clean and sanitary state.
(4) Linens shall be maintained in good repair.
(5) The supply of clean linens, washcloths, and towels shall be sufficient to meet the needs of each resident. The use of common towels, washcloths, or toilet articles is prohibited.
(h) The facility must provide comfortable and safe temperature levels.
(i) Each facility shall have an adequate heating and air conditioning system.
(j) The heating and air conditioning systems shall be maintained in normal operating condition and utilized as necessary to provide comfortable temperatures in all resident and public areas.
(k) Resident rooms must be designed and equipped for adequate nursing care, comfort, and full visual privacy of residents.
(l) Requirements for bedrooms must be as follows:
(1) Accommodate not more than four (4) residents.
(2) Measure at least:
   (A) eighty (80) square feet per resident in multiple resident bedrooms; and
   (B) one hundred (100) square feet in single resident rooms.
(3) A facility initially licensed prior to January 1, 1964, must provide not less than sixty (60) square feet per bed in multiple occupancy rooms. A facility initially licensed after January 1, 1964, must have at least seventy (70) square feet of usable floor area for each bed. Any facility that provides an increase in bed capacity with plans approved after December 19, 1977, must provide eighty (80) square feet of usable floor area per bed.
(4) Any room utilized for single occupancy must be at least eight (8) feet by ten (10) feet in size with a minimum ceiling height of eight (8) feet. A new facility, plans for which were approved after December 19, 1977, must contain a minimum of one hundred (100) square feet of usable floor space per room for single occupancy.
(5) Have direct access to an exit corridor.
(6) Be designed or equipped to assure full visual privacy for each resident in that they have the means of completely withdrawing from public view while occupying their beds.
(7) Except in private rooms, each bed must have ceiling suspended cubicle curtains or screens of flameproof or flame-retardant material, which extend around the bed to provide total visual privacy, in combination with adjacent walls and curtains.
(8) Have at least one (1) window to the outside with an area equal to one-tenth (1/10) of the total floor area of such rooms, up to eighty (80) square feet per bed for rooms occupied by more than one (1) person and one hundred (100) square feet for single occupancy.
(9) Have a floor at or above grade level. A facility whose plans were approved before the effective date of this rule may use rooms below ground level for resident occupancy if the floors are not more than three (3) feet below ground level.
(m) The facility must provide each resident with the following:
(1) A separate bed of proper size and height for the convenience of the resident.
(2) A clean, comfortable mattress.
(3) Bedding appropriate to the weather, climate, and comfort of the resident.
(4) Functional furniture and individual closet space in the resident’s room with clothes racks and shelves accessible to the resident and appropriate to the resident’s needs, including the following:
   (A) A bedside cabinet or table with hard surface, washable top.
   (B) A clothing storage closet (which may be shared), including a closet rod and a shelf for:
      (i) clothing;
      (ii) toilet articles; and
      (iii) other personal belongings.
   (C) A cushioned comfortable chair.
   (D) A reading or bed lamp.
(E) If the resident is bedfast, an adjustable over-the-bed table or other suitable device.

(5) Each resident room shall have clothing storage, which includes a closet at least two (2) feet wide and two (2) feet deep, equipped with an easily opened door and a closet rod at least eighteen (18) inches long of adjustable height to provide access by residents in wheelchairs. The closet should be tall enough that clothing does not drag on the floor and to provide air circulation. A dresser, or its equivalent in shelf and drawer space equal to a dresser with an area of at least four hundred thirty-two (432) square inches, equipped with at least two (2) drawers six (6) inches deep to provide for:
   (A) clothing;
   (B) toilet articles; and
   (C) other personal belongings; shall also be provided.

(n) Each resident room must be equipped with or located near toilet or bathing facilities such that residents who are independent in toileting, including chair-bound residents, can routinely have access to a toilet on the unit. As used in this subsection, "toilet facilities" means a space that contains a lavatory with a mirror and a toilet. Bathing and toilet facilities shall be partitioned or completely curtained for privacy and mechanically ventilated. Toilets, bath, and shower compartments shall be separated from rooms by solid walls or partitions that extend from the floor to the ceiling.

(o) Bathing facilities for residents not served by bathing facilities in their rooms shall be provided as follows:

<table>
<thead>
<tr>
<th>Residents Bathtubs or Showers</th>
<th>3 to 22</th>
<th>23 to 37</th>
<th>38 to 52</th>
<th>53 to 67</th>
<th>68 to 82</th>
<th>83 to 97</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

Portable bathing units may be substituted for one (1) or more of the permanent fixtures with prior approval of the division.

(p) Toilet facilities shall be provided as set out in the building code at the time the facility was constructed. This section applies to facilities and additions to facilities for which construction plans are submitted for approval after July 1, 1984. At least one (1) toilet and lavatory shall be provided for each eight (8) residents. At least one (1) toilet and one (1) lavatory of the appropriate height for a resident seated in a wheelchair shall be available for each sex on each floor utilized by residents.

(q) Toilet rooms adjacent to resident bedrooms shall serve not more than:
   (1) two (2) resident rooms; or
   (2) eight (8) beds.

(r) The hot water temperature for all bathing and hand washing facilities shall be controlled by automatic control valves. The water temperature at the point of use must be maintained between:
   (1) one hundred (100) degrees Fahrenheit; and
   (2) one hundred twenty (120) degrees Fahrenheit.

(s) Individual towel bars shall be provided for each resident.

(t) All bathing and shower rooms shall have mechanical ventilation.

(u) The nurses’ station must be equipped to receive resident calls through a communication system from the following:
   (1) Resident rooms.
   (2) Toilet and bathing facilities.
   (3) Activity, dining, and therapy areas.

(v) The facility must provide sufficient space and equipment in:
   (1) dining;
   (2) health services;
(3) recreation; and
(4) program;
areas to enable staff to provide residents with needed services as required by this rule and as identified in each resident’s care plan.
(w) Each facility shall have living areas with sufficient space to accommodate the dining, activity, and lounge needs of the residents and to prevent the interference of one (1) function with another as follows:
(1) In a facility licensed prior to June 1970, the lounge area, which may also be used for dining, shall be a minimum of ten (10) square feet per bed.
(2) In a facility licensed since June 1970, the total dining, activity, and lounge area shall be at least twenty (20) square feet per bed.
(3) For facilities for which construction plans are submitted for approval after 1984, the total area for resident dining, activity, and lounge purposes shall not be less than thirty (30) square feet per bed.
(4) Dining, lounge, and activity areas shall be:
  (A) readily accessible to wheelchair and ambulatory residents; and
  (B) sufficient in size to:
    (i) accommodate necessary equipment; and
    (ii) permit unobstructed movement of wheelchairs, residents, and personnel responsible for assisting, instructing, or supervising residents.
(5) Dining tables of the appropriate height shall be provided to assure access to meals and comfort for residents seated in:
  (A) wheelchairs;
  (B) geriatric chairs; and
  (C) regular dining chairs.
(x) Room-bound residents shall be provided suitable and sturdy tables or adjustable over-bed tables or other suitable devices and chairs of proper height to facilitate independent eating.
y) Facilities having continuing deficiencies in the service of resident meals directly attributable to inadequacies in the size of the dining room or dining areas shall submit a special plan of correction detailing how meal service will be changed to meet the resident's needs.
z) A comfortably furnished resident living and lounge area shall be provided on each resident occupied floor of a multistory building. This lounge may be furnished and maintained to accommodate activity and dining functions.
(aa) The provision of an activity area shall be based on the level of care of the residents housed in the facility. The facility shall provide the following:
(1) Equipment and supplies for:
    (A) independent and group activities; and
    (B) residents having special needs.
(2) Space to store recreational equipment and supplies for the activities program within or convenient to the area.
(3) Locked storage for potentially dangerous items, such as:
    (A) scissors;
    (B) knives;
    (C) razor blades; or
    (D) toxic materials.
(4) In a facility for which plans were approved after December 19, 1977, a restroom:
    (A) large enough to accommodate a wheelchair; and
    (B) equipped with grab bars; located near the activity area.
(bb) Maintain all essential mechanical, electrical, and resident care equipment in safe operating condition. Each facility shall establish and maintain a written program for maintenance to ensure the continued upkeep of the facility.

(cc) The facility must provide one (1) or more rooms designated for resident dining and activities. These rooms must:
(1) be well-lighted with artificial and natural lighting;
(2) be well-ventilated with nonsmoking areas identified;
(3) be adequately furnished with structurally sound furniture that accommodates residents' needs, including those in wheelchairs; and
(4) have sufficient space to accommodate all activities.

(dd) Each facility shall have natural lighting augmented by artificial illumination, when necessary, to provide light intensity and to avoid glare and reflective surfaces that produce discomfort and as indicated in the following table:

<table>
<thead>
<tr>
<th>Area</th>
<th>Minimum Average Area Foot-Candles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridors and interior ramp</td>
<td>15</td>
</tr>
<tr>
<td>Stairways and landing</td>
<td>20</td>
</tr>
<tr>
<td>Recreation area</td>
<td>40</td>
</tr>
<tr>
<td>Dining area</td>
<td>40</td>
</tr>
<tr>
<td>Resident care room</td>
<td>40</td>
</tr>
<tr>
<td>Nurses' station</td>
<td>40</td>
</tr>
<tr>
<td>Nurses' desk for charts and records</td>
<td>60</td>
</tr>
<tr>
<td>Medicine cabinet</td>
<td>75</td>
</tr>
<tr>
<td>Utility room</td>
<td>15</td>
</tr>
<tr>
<td>Janitor's closet</td>
<td>15</td>
</tr>
<tr>
<td>Reading and bed lamps</td>
<td>20</td>
</tr>
<tr>
<td>Toilet and bathing facilities</td>
<td>20</td>
</tr>
<tr>
<td>Food preparation surfaces and utensil washing facilities</td>
<td>70</td>
</tr>
</tbody>
</table>

(ee) Each facility shall have a policy concerning pets. Pets may be permitted in a facility but shall not be allowed to create a nuisance or safety hazard. Any pet housed in a facility shall have periodic veterinary examinations and required immunizations in accordance with state and local health regulations.

(ff) A health facility licensed under IC 16-28 and this rule must do the following:
(1) Have an automatic fire sprinkler system installed throughout the facility before July 1, 2012.
(2) If an automatic fire sprinkler system is not installed throughout the health facility before July 1, 2010, submit before July 1, 2010, a plan to the department for completing the installation of the automatic fire sprinkler system before July 1, 2012.
(3) Have a battery operated or hard-wired smoke detector in each resident’s room before July 1, 2012.

(gg) Any sprinkler system installed after the effective date of this rule must comply with 675 IAC 13-1-8.

(hh) For purposes of IC 16-28-5-1, a breach of:
(1) subsection (a) or (ff) is an offense;
(2) subsection (b), (c), (d), (e), (f), (g), (h), (i), (j), (r), (u), (bb), or (gg) is a deficiency; and
(3) subsection (k), (l), (m), (n), (o), (p), (q), (s), (t), (v), (w), (x), (z), (aa), (cc), (dd), or (ee) is a noncompliance.

(Indiana State Department of Health; 410 IAC 16.2-3.1-19; filed Jan 10, 1997, 4:00 p.m.: 20 IR 1543, eff April 1, 1997; readopted filed Jul 11, 2001, 2:23 p.m.: 24 IR 4234; filed Apr 16, 2004, 10:30 a.m.: 27 IR 2715; readopted filed May 22, 2007, 1:44 p.m.: 20070613-IR-410070141RFA; filed Jul 31, 2008, 4:24 p.m.: 20080827-IR-410070657FRA)
Sec. 51. (a) The facility must have detailed written plans and procedures to meet all potential emergencies and disasters.
(b) The facility must train all employees in emergency procedures when they begin to work in the facility, periodically review the procedures with existing staff, and carry out unannounced staff drills using those procedures.
(c) Fire exit drills in facilities shall include the transmission of a fire alarm signal and simulation of emergency fire conditions except that the movement of infirm or bedridden residents to safe areas or to the exterior of the building is not required. Drills shall be conducted at least four (4) times a year at regular intervals throughout the year, on each shift to familiarize all facility personnel with signals and emergency action required under varied conditions. At least twelve (12) drills shall be held every year. When drills are conducted between 9 p.m. and 6 a.m., a coded announcement may be used instead of audible alarms.
(d) At least annually, a facility shall attempt to hold a fire and disaster drill in conjunction with the local fire department. A record of all training and drills shall be documented with the names and signatures of the personnel present.
(e) For purposes of IC 16-28-5-1, a breach of:
1. subsection (a) is an offense;
2. subsection (b) or (c) is a deficiency; and
3. subsection (d) is a noncompliance.

Indiana State Department of Health; 410 IAC 16.2-3.1-51; filed Jan 10, 1997, 4:00 p.m.: 20 IR 1559, eff Apr 1, 1997; readopted filed Jul 11, 2001, 2:23 p.m.: 24 IR 4234; readopted filed May 22, 2007, 1:44 p.m.: 20070613-IR-410070141RFA)
4. Variations are limited to the specific project under consideration and shall not be construed as establishing a precedent for similar acceptance in other cases;
5. Occupancy and function of the building shall be considered; and
6. Type of licensing shall be considered.

481—61.3(135C) General requirements. Nursing facilities shall contain the elements described in this chapter and shall be built in accordance with these construction requirements. Elements available through affiliation with a connected hospital need not be duplicated. (III)

61.3(1) This chapter covers both new and existing construction, except as noted in paragraphs “a” through “f” below. In various sections of the rules, specific provisions for existing structures which differ from those for new construction are indicated by a notation at the end of the rule as follows:
   a. (Exception 1): Rule does not pertain to facilities built before 1957;
   b. (Exception 2): Rule does not pertain to facilities built before 1972;
   c. (Exception 3): Rule does not pertain to facilities built according to plans approved by the department prior to January 1, 1977;
   d. (Exception 4): Rule does not pertain to facilities built according to plans approved by the department prior to November 21, 1990;
   e. (Exception 5): Rule does not pertain to facilities built according to plans approved by the department prior to May 6, 1992;
   f. (Exception 6): Rule does not pertain to facilities built or renovated according to plans approved by the department and designated as a person directed care environment.

61.3(2) The rules apply to renovations, additions, functional alterations, or change of space utilization to existing facilities which are completed after November 21, 1990. Conversion of a building or any of the parts not currently licensed as a nursing facility must meet the rules governing construction of new facilities. (III)

61.3(3) The building site is subject to departmental approval.
   a. An 8½- by 11-inch vicinity map shall be submitted which indicates the site location and address. If possible, a city map should also be included. (III)
   b. The neighborhood environment shall be free from excessive noise, dirt, polluted or odorous air. (III)
   c. There shall be an area available for outdoor activities. Open air porches and decks may be included in meeting this requirement. (III)
   d. The outdoor area shall be 40 square feet per licensed bed. (III) (Exception 4)
   e. Each facility shall have on-site parking space for residents, employees, staff and visitors. (III)

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The following minimum parking spaces shall be provided:
(1) In facilities of 20 or more beds, one space for each 5 beds, plus one space for each day-shift employee. (III) (Exception 4)
(2) In facilities of 19 or fewer beds, one space for each 3 beds, plus one space for each day-shift employee. (III) (Exception 4)
(3) Handicapped parking as appropriate, or a minimum of one space. (III) (Exception 4)

61.3(4) When new construction, an addition, functional alteration, or conversion of an existing building is contemplated, the licensee or applicant for license shall:
   a. File a detailed and comprehensive program of care as set forth in rules 481—58.3(135C) and 481—59.3(135C) which includes a description of the specific needs of the residents to be served, and any other information the department may require. (III)
   b. Submit a preliminary site plan and floor plan. The design shall meet the requirements of all applicable state statutes, fire codes, federal regulations and local ordinances. The most stringent standards shall apply in resolving conflicts. (III)
c. Submit legible working drawings and specifications showing all elements of construction, fixed equipment, and mechanical and electrical systems to the department and to the state fire marshal. These construction documents shall be prepared by or under the direct supervision of a registered architect or engineer. The architects or engineers shall be working within their field of registration and shall be licensed to practice in Iowa. All construction documents shall be certified by and bear the seal of the architect or engineer responsible for the project. Each project shall be evaluated for its impact on the facility. Projects not affecting primary structural elements may, at the discretion of the department, be excluded from this rule. (III)

d. Receive written approval from the department and the state fire marshal's office before starting construction. If on-site construction above the foundation is not started within 12 months of the date of final approval of the working drawings and specifications, the approval shall be void and the plans and specifications shall be resubmitted. (III)

e. Have plans and specifications approved in writing by the department and the state fire marshal's office before a change in the building is made. The applicant is responsible for ensuring that construction proceeds according to approved plans and specifications. (III)

61.3(5) For new construction, an addition, functional alteration or conversion of an existing building, it is the responsibility of the owner or an agent to notify the department at all of the following intervals and wait for inspection by the department before proceeding:

a. At least 30 days before commencement of construction on the premises; (III)

b. At least 30 days before pouring the concrete floor slab; (III)

c. After completion of the mechanical or electrical rough-in and 30 days before enclosing walls; (III)

d. Thirty days before the completion of the project. (III)

61.3(6) Rescinded IAB 12/6/06, effective 1/10/07.

61.3(7) The facility shall be made accessible to and usable by persons with physical handicaps in accordance with the requirements of the American National Standards Institute (ANSI) document A117.1-1986 except where more stringent requirements are specified in these rules. (II, III) (Exception 3)

61.3(8) No room in a basement shall be occupied for living purposes unless the room meets all the requirements of the department and is approved by the department as fit for human habitation. (III)

61.3(9) A foundation drainage system shall be installed around any portion of a building containing a basement. (III) (Exception 4)

a. The foundation drainage system shall be installed at a slope so the water will run to a low point and then run into a sump pit in the basement, into a storm sewer system, or out to surface drainage. (III) (Exception 4)

b. The foundation drainage system shall not be connected to the sanitary sewer system. (III) (Exception 4) IAC 10/7/09 Inspections and Appeals[481] Ch 61, p.3

c. The high point of the flow line shall be 4 inches below the elevation of the basement floor slab. (III) (Exception 4)

61.3(10) Projects involving alterations of and additions to existing buildings shall be programmed and phased so that on-site construction will minimize disruptions of living functions. Access, exits and fire protection shall be maintained so that the safety of the occupants is not jeopardized during construction. (II, III)

61.3(11) If a resident exit is below the outside grade level, at least one exit from that level shall include an approved ramp. (III) (Exception 4)

61.3(12) Any equipment found to be hazardous, or which fails to meet the purposes for which it is intended, shall be repaired, removed or replaced. (III)

61.3(13) Upon completion of the contract, the department shall be provided a complete set of approved record drawings, specifications, and addenda which show all construction, fixed equipment, mechanical and electrical systems. (III) (Exception 4)
481—61.4(135C) Typical construction. This rule contains construction requirements that are typical in all areas of the building.

61.4(1) Details and finishes shall provide a high degree of safety for the occupants by minimizing the opportunity for accidents. Hazards such as sharp corners shall be avoided. (III)

61.4(2) Minimum exit corridor widths shall be 8 feet in new construction and not less than 4 feet for renovated facilities or as approved by the department. Corridors in adjunct areas not intended for the housing of or use by residents may be a minimum of 6 feet in width. (III) Handrails may project into corridors.

61.4(3) Drinking fountains, telephone booths, vending machines or similar items shall not project into the required width of any corridor. (III)

61.4(4) Minimum width doors to all rooms which need access for beds or stretchers shall be at least 3 feet 8 inches. Doors to resident toilet rooms and other rooms which need access for wheelchairs shall have a minimum clear opening width of at least 32 inches. (III)

61.4(5) Handrails shall be provided on both sides of corridors and stairways used by residents. There shall be a clear distance of 1 1/2 inches between handrail and wall. (III)

   a. Handrails shall be mounted with the top surfaces 31 to 34 inches above the finished floor. (III) (Exception 2)

   b. The end of handrails shall return to the wall. (III) (Exception 2)

61.4(6) Stairs, stair landings, balconies, ramps and aisles located along the edge of open-sided floors and mezzanines shall have guards to prevent falls over the open side. (III)

   a. The heights of guards shall be at least 42 inches. (Exception 4)

   b. Open guards shall have intermediate rails or an ornamental pattern so a sphere 6 inches in diameter cannot pass through. (Exception 4)

61.4(7) Landings shall be provided at the top and the bottom of each stair run. There shall be an approved landing which complies with 5-2.2.4.3 of the 1985 Life Safety Code between the top step and the doorway regardless of the direction of the door swing. (III) (Exception 2)

61.4(8) Toilet and bath facilities shall have an aggregate outside window area of at least 4 square feet. Facilities which have a system of mechanical ventilation are exempt from this regulation. (III)

61.4(9) No doors shall swing into the exit corridor except doors to spaces such as small closets which are not subject to entry, resident bedroom doors as indicated in subrule 61.5(7), paragraph “j,” or those required by the state fire marshal. (III)

61.4(10) All doors, except elevator doors, opening from corridors shall be swing-type. (III)

61.4(11) Mirrors shall be provided in toilet rooms and resident bathrooms.

   a. Mirrors in resident bathrooms or toilet rooms shall be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position. (III)

   b. The bottom of the mirror shall be no more than 40 inches above the floor. (III) (Exception 3)

61.4(12) All lavatories shall have paper towel dispensers. (III)

61.4(13) Screens of 16 mesh per square inch shall be provided at all exterior openings and in any exterior door that is normally left open. (III)

61.4(14) Screen doors shall swing outward and be self-closing. At the discretion of the state fire marshal, screens for fire doors may swing in. (III)

61.4(15) Fire escape or porch railings and protected barrier enclosures shall be designed to resist a horizontal thrust of 50 pounds per running foot of railing. (III)

61.4(16) Exposed heating pipes, hot water pipes, or radiators in rooms and areas used by or within reach of residents shall be covered or protected to prevent injury or burns. (II, III)

61.4(17) All fans located within 7 feet of the floor shall be approved by Underwriters’ Laboratories Inc. (UL) and shall have a guard with no greater than 1/2-inch spacing in one direction. (III)

61.4(18) Finishes shall be as follows:
Floors shall be easy to clean and shall have wear resistance appropriate to the location involved. Floors in kitchens and related spaces shall be waterproof and nonabsorbent. In all areas where floors are subject to wetting, they shall have a slip-resistant finish. (III)

**Ceilings shall be washable or easy to clean. (III)** This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops or similar spaces.

Ceilings in the dietary and food preparation areas shall be cleanable and have a finished covering over all pipe and duct work. (III) (Exception 2)

Ceilings shall be acoustically treated in nursing areas, day rooms, dining rooms, recreation areas, waiting areas and corridors in resident areas. (III)

Wall assemblies shall present cleanable and continuous surfaces to the interior of resident rooms and corridors. (III) (Exception 4)

### 61.4(19) Partition, floor and ceiling construction in resident areas shall comply with noise reduction criteria in the following table. The requirements set forth in this table assume installation methods which will not appreciably reduce the efficiency of the assembly as tested. Location of electrical receptacles, grills, duct work, other mechanical items, and blocking and sealing of partitions at floors and ceilings shall not compromise the sound isolation required. (III)

<table>
<thead>
<tr>
<th>Table 1</th>
<th>(Exception 2) Airborne Sound Transmission Class (STC)*</th>
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<tbody>
<tr>
<td>Partitions Floors</td>
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<tr>
<td>Resident’s room to resident’s room 35 35</td>
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<tr>
<td>Corridor to resident’s room 35 35</td>
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<tr>
<td>Public space to resident’s room** 40 40</td>
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<tr>
<td>Service areas to resident’s room*** 50 50</td>
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</tbody>
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*Sound transmission (STC) shall be determined by tests in accordance with methods set forth in American Society for Testing and Materials (ASTM) Standard E 90 and ASTM Standard E 413.

**Public space includes lobbies, dining rooms, recreation rooms, treatment rooms and similar places.

***Service areas include lobbies, dining rooms, recreation rooms, treatment rooms, and similar spaces of high noise. Mechanical equipment located on the same floor or above residents’ rooms, offices, nurses’ stations, and similar occupied spaces shall be effectively isolated from the floor.

### 61.4(20) The following ceiling heights are required:

- **Corridors, storage rooms, residents’ toilet rooms, and other minor rooms—not less than 7 feet 6 inches; (III) (Exception 2)**

- **Boiler room—not less than 2 feet 6 inches above the main boiler header and connecting piping with adequate headroom under piping for maintenance and access; (III) (Exception 2)**

- **All other rooms—not less than 8 feet; (III) (Exception 2) IAC 10/7/09 Inspections and Appeals[481] Ch 61, p.5**

- **Ceiling-mounted equipment, luminaries, suspended tracks, or rails and pipes located in the path of normal traffic shall be not less than 6 feet 8 inches above the floor; (III) (Exception 3)**

- **Boiler rooms, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding 10°F above the ambient room temperatures. (III)**

### 61.4(21) Doors, sidelights, and windows in which the glazing extends below 31 inches from the floor shall have a horizontal mullion or railing 31 to 34 inches above the finished floor. Those shall be safety glass, plastic glazing material, or wire glass when required by the state fire marshal. (III) (Exception 4) All replacement glass shall meet this standard. (III)

### 61.4(22) All sheet plastic and molded plastic insulation in living spaces, attics, and crawl spaces shall be covered with an approved thermal barrier. The thermal barrier shall be constructed of materials with no less than the fire protection qualities of ½-inch fire-resistant gypsum board or as accepted by Uniform Building Code (UBC) Sec. 1712(b)2, 1985 Edition. (III)
61.4(23) Thresholds shall be low profile, and expansion joint covers shall be flush with the floor surface to facilitate the use of wheelchairs and carts. (III)

481—61.5(135C) Nursing care unit.
61.5(1) A nursing care unit shall include or have access to the following areas: (III)
   a. Nurses’ space,
   b. Clean work area,
   c. Medication storage,
   d. Resident rooms,
   e. Resident toilets and baths,
   f. Soiled work area, and
   g. Enclosed clean linen storage.

61.5(2) There shall be a secure place or method for storing resident information and supplies. (III)

61.5(3) A clean work area for storage and assembly of clean supplies shall contain a work counter and sink. (III)

61.5(4) Lockable medication storage including the storage of Schedule II drugs shall be provided. (III)

61.5(5) and 61.5(6) Rescinded IAB 12/6/06, effective 1/10/07.

61.5(7) Resident rooms shall meet at least the following requirements:
   a. Bedrooms shall open directly into a corridor or common living area and shall not be used as a thoroughfare. (III)
   b. The minimum room area, exclusive of closets, toilet rooms, lockers, wardrobes, vestibules, and corridor door swings shall be at least 100 square feet in one-bed rooms and 80 square feet per bed in multibed rooms. Usable floor space shall be no less than 8 feet in any direction. All resident rooms shall be designed with a minimum of 3 feet of space between beds, lateral walls or room furnishings. (III) (Exception 4)
   c. Each resident room shall be provided with light and ventilation by means of a window or windows with a minimal net glass area equal to at least 10 percent of the total floor area. The windows shall open without the use of tools. Provisions for locking windows must be approved by the state fire marshal. The window sill shall not be higher than 3 feet above the floor. (III)
   d. There shall be a wardrobe or closet in each resident's room. The minimum clear dimensions shall be 1 foot 10 inches deep by 2 feet 6 inches wide of clear hanging space for each resident. A clothes rod and shelf shall be provided. See subrule 61.7(9). (III) (Exception 2)
   e. In a shared closet, segregated portions shall be established. Each wardrobe and closet in each resident room shall have a door. (III) (Exception 4)
   f. No bedroom shall have the floor on the window wall more than 2 feet 6 inches below the adjacent grade level. (III)
   g. Fixtures or storage shall be provided to hold individual towels and washcloths. (III) Ch 61, p.6
   h. No part of any room shall be enclosed, subdivided or partitioned unless that part is separately lighted and ventilated and meets such other requirements dictated by usage and occupancy. Closets used for the storage of resident’s clothing are excepted. (III)
   i. Each resident bedroom shall have a door. The door shall be the swing type and shall swing in, unless fully recessed. (III)
   j. Resident rooms shall be designed to permit no more than two beds. (III) (Exception 4)
   k. Each resident bedroom shall be designed so the head of the bed is not in front of a window, heat register, or radiator. (III)
   l. One lavatory shall be provided in each resident room. The lavatory may be omitted from a room when a lavatory is located in a connecting toilet room, which serves not more than two beds. (III) (Exception 4)
**m.** Full visual privacy for each resident shall be provided in multibed rooms. Portable screens are not acceptable. (III)

**n.** Each resident shall have access to a toilet room without having to enter the general corridor area. One toilet room shall serve no more than four beds and no more than two rooms. (III) (Exception 3)

**o.** No resident room shall be located more than 150 feet from an exit. (III)

**61.5(8)** Resident toilet rooms shall be provided according to the following standards:

- **a.** Each resident toilet room shall have a swing or sliding door. There shall be a minimum clear opening of 32 inches. (II, III) (Exception 2)

- **b.** The door shall not be a pocket door or swing into the toilet room. (III) (Exception 4)

- **c.** Toilets shall be accessible to and usable by residents with handicaps. (III) (Exception 3)

- **d.** All toilet rooms shall have mechanical exhaust ventilation. (III) (Exception 2)

- **e.** Grab bars shall be provided at all toilets. (III)

- **f.** Water closets shall be 17 to 19 inches high measured to the top of the seat. (III) (Exception 4)

**61.5(9)** Each facility must provide bathing systems that meet the needs of the residents. Bathing facilities shall be provided according to the following standards:

- **a.** There shall be at least one bathing unit for each wing on each floor of a facility with a minimum of one unit for each 20 residents or part of 20. In facilities licensed for 15 or fewer beds, at least one bathing unit shall be provided for each five residents. (III)

- **b.** Every bathing unit shall have a toilet and sink which are accessible to and functional for persons with physical disabilities. (III) (Exception 2)

- **c.** Privacy for dressing and bathing shall be provided in bathrooms. (III)

- **d.** All bathrooms shall have mechanical ventilation. (III) (Exception 2) See subrule 61.11(3), paragraph “c.”

- **e.** Showers shall be at least 4 feet by 5 feet without curbs, and designed to permit use from a wheelchair. All tubs and shower floors shall have slip-resistant surfaces. (III) (Exception 4)

- **f.** Bathing areas shall have a swinging door which swings into the area. (III)

- **g.** Lavatories intended for use by residents shall be securely anchored to withstand an applied vertical load of not less than 250 pounds on the front of the fixture and shall be usable by people in wheelchairs. (III)

- **h.** Hot water and drain pipes under lavatories shall be insulated or shielded per ANSI standard A117.1-1986. (III) (Exception 4)

- **i.** Soap holders shall be provided at showers and bathtubs. Soap holders in showers shall be recessed. (III) (Exception 2)

- **j.** All toilet, bath and shower facilities shall be equipped with grab bars and adequate safety devices. The bars shall have a diameter of 1¼ to 1½ inches and have a 1½-inch clearance to walls, shall be anchored with sufficient strength to sustain a concentrated load of 250 pounds, and shall meet the requirements of the ANSI document A117.1-1986. (II, III)

- **k.** Raised toilet seats shall be available for residents as needed. (III)

- **l.** Showers shall be equipped with a shower head on the end of a flexible hose. (III) (Exception 2)

**61.5(10)** The soiled work area shall contain a clinical flush-rim service sink, a work counter, waste and soiled linen receptacles and a two-compartment sink. One compartment of the double sink shall be at least 10 inches deep for cleaning and sanitizing equipment such as bedpans, urinals and wash basins. Clinical flush-rim service sinks shall have an integral trap in which the upper portion of the water surface shall provide a visible trap seal. (III) (Exception 3)

**61.5(11)** Enclosed clean linen storage shall be separate from the clean work area. (III) (Exception 4)

**61.5(12)** A seclusion room may be used in an intermediate care facility for persons with mental illness. When a seclusion room is used, it must meet the following standards. A seclusion room shall:
a. Be located where direct care staff can provide direct supervision; (I, II, III)
b. Have only one door which swings out but does not swing into a corridor; (II, III)
c. Have only locking devices that are approved by the state fire marshal; (I, II, III)
d. Have unbreakable, fire-safe vision panels arranged to permit observation of the resident. The arrangement shall ensure resident privacy and prevent casual observation by visitors or other residents; (I, II, III)
e. House only one resident at a time; (I, II, III)
f. Have an area of at least 60 square feet, but not more than 100 square feet; (II, III)
g. Be constructed to protect against the possibility of hiding, escape, injury and suicide; (I, II, III)
h. Have construction of the room area, including floor, walls, ceilings, and all openings approved in writing by the state fire marshal prior to construction or alteration of a room. Padding materials, if used, shall be approved in writing by the state fire marshal; (I, II, III)
i. Contain only vandal- and tamper-resistant fixtures and hardware; (I, II, III)
j. Contain no electrical receptacles; (I, II, III)
k. Have exterior windows or a second exit for fire safety;
l. Have security screens with tamper-resistant locks on exterior windows. The locks must be approved in writing by the state fire marshal. Privacy of the resident shall be ensured; (I, II, III)
m. Contain an exhaust ventilation system with a fan located at the discharge end of the system; (II, III)
n. Have electrical switches for the light and exhaust ventilation systems installed outside the room; (I, II, III)
o. Have an emergency call system for staff located outside the room near the observation window; (II, III) and
p. Be built with materials that are easily maintained and sanitized. (III)

481—61.6(135C) Facility support area.
61.6(1) Each facility shall include or provide for the following:
   a. Living area,
   b. Dining area,
   c. Personal care area,
   d. Equipment storage area,
   e. Therapy area, and
   f. An isolation area or method for isolating a resident, if necessary.
The size of a facility support area shall depend upon the number of licensed beds. (III)
61.6(2) Where space is provided for multipurpose dining, activities, or recreational purposes, the area shall total at least 30 square feet per licensed bed for the first 100 beds and 27 square feet per licensed bed for all beds in excess of 100. An open area of sufficient size shall be provided to permit group activities such as religious meetings or presentation of demonstrations or entertainment. (III)
61.6(3) Where space is provided to be used only for activities and recreational purposes, the area shall be at least 15 square feet per licensed bed. At least 50 percent of the required area must be in one room. (III) (Exception 4)
   a. The activity area shall be readily accessible to wheelchair and ambulatory residents.
   b. The activity area shall be of sufficient size to accommodate necessary equipment and to permit unobstructed movement of wheelchairs, residents and personnel responsible for instructing and supervising residents.
   c. Space to store recreational equipment and supplies for the activities program shall be within, or convenient to, the area or areas. Locked storage shall be available for potentially dangerous items such as scissors, knives and toxic materials. (II, III)
61.6(4) Where the dining and recreation areas are separated, each area shall have:
a. A minimum of 180 square feet of usable floor space and be at least 10 feet in any one direction. (III)
b. An area of at least 15 square feet per licensed bed when the area is used for dining only. (III) (Exception 4)

61.6(5) Access to a personal care area with barber and beauty shop facilities shall be provided. (III) (Exception 4)

61.6(6) An equipment storage area shall be available for each nursing unit for immediate storage of walkers, wheelchairs, bed rails, intravenous stands, inhalators, air mattresses and similar bulky equipment. (III)

61.6(7) An alcove or area shall be provided for parking stretchers and wheelchairs. (III) (Exception 2)

61.6(8) Rescinded IAB 12/6/06, effective 1/10/07.

61.6(9) A therapy area shall contain a lavatory or sink, a full-length mirror, a storage facility, a work counter, or space for the appropriate equipment and shall have a minimum floor area of 180 square feet. (III) (Exception 3)

61.6(10) Plans and methods for the isolation of residents, if necessary, shall be provided. (III)

481—61.7(135C) Service area.

61.7(1) A service area shall contain the following rooms or areas:

a. Dietetic service area;
b. Laundry area;
c. General storage area;
d. Mechanical room, electrical, maintenance areas and janitor's closets.

The size of a service area shall depend upon the number of licensed beds. (III)

61.7(2) The construction and installation of equipment of the dietetic service area shall comply with, or exceed, the minimum standards set forth in the 1999 Food Code, U.S. Public Health Service, Food and Drug Administration, Washington, DC 20204. (III) (Exception 4)

a. Detailed layout plans and specifications of equipment shall be submitted to the department for review and approval before the new construction, alterations or additions to existing kitchens begin. (III)

b. A dining area for residents and staff shall be provided outside of the food preparation area. (III)

c. The dishwashing area shall have mechanical dishwashing equipment designed to handle racks that are coordinated with mobile dish storage equipment. (III)

Either conventional or chemical dishwashing equipment may be used.

(1) Water temperature requirements for conventional dishwashing equipment are found in 61.11(4) “c”(8), Table 3. (III)

(2) A three-compartment pot and pan sink shall be provided for soaking and washing utensils. It must be large enough for sanitizing all sizes of utensils used and must provide easy access to the dishwasher. (III) (Exception 1) (Exception 6)

(3) Machines using chemicals for sanitation may be used provided that:

1. The temperature of the wash water is not less than 120° F. (III)
2. The wash water is kept clean. (III)
3. Chemicals added for sanitation purposes are automatically dispensed. (III)
4. Utensils and equipment are exposed to the final chemical sanitizing rinse in accordance with manufacturers' specifications for time and concentration. (III)
5. The chemical sanitizing rinse water temperature is not less than 75° F nor less than the temperature specified by the machine's manufacturer. (III)

d. The dietetic service area shall be designed to separate clean and dirty areas in accordance with the 1999 Food Code, U.S. Public Health Service, Food and Drug Administration, Washington, DC 20204. (III)
e. A hand-washing lavatory without mirror shall be provided in the dietetic service area. (III)
   (Exception 2)

f. There shall be refrigerated storage for at least a three-day supply of perishable food. (III)

g. There shall be available storage for at least a seven-day supply of staple food. (III)

h. No less than 2½ square feet of shelving per resident bed shall be provided for staple food
   storage. (III)

i. A storage area for carts shall be provided. (III)

j. Provisions for sanitary waste disposal and storage of waste shall be provided on the premises.
   (III)

k. A toilet room with lavatory conveniently accessible for the dietary staff shall be provided. The
   toilet room shall not open directly into the dietary area. (III)

l. There shall be an outside service entrance to the food service area which does not open directly
   into the food preparation area. (III) (Exception 6)

m. The food service area shall be at least 10 square feet per resident bed. Variances to this rule may
   be granted on the basis of equipment and serving methods used. (III) (Exception 4) (Exception 6)
n. Where meals are provided by a health care facility or by a commercial food service, the
   preparation, storing and serving of the food and the utensil sanitizing procedures shall meet the
   requirements of these rules. (III)

o. Mechanical ventilation shall be provided as required in subrule 61.11(3), paragraph “i.” (III)

61.7(3) A janitor’s closet shall be provided for storage of housekeeping supplies and equipment.
   The closet shall contain a floor receptor or service sink. The door to the janitor’s closet shall be
   equipped with a lock. Locked storage shall be provided for chemicals. (III)

61.7(4) Where linen is processed on site, the following shall be provided:

   a. A clean, dry, well-lighted laundry processing room;

   b. A soiled linen holding area;

   c. A clean linen area;

   d. Linen cart storage;

   e. Lockable storage for laundry supplies; (Exception 4) and

   f. One janitor’s closet or alcove in the immediate vicinity of the laundry. (III) (Exception 2)

61.7(5) In the laundry, a work-flow pattern shall be established in which soiled linen is not
   transported through the clean area to the soiled area. Two distinct areas physically separated, not
   necessarily by a wall, are required. (III)

61.7(6) A handwashing lavatory shall be located between the soiled area and the clean area. (III)
   (Exception 4) In facilities licensed for 15 or fewer beds, a handwashing lavatory located in the
   laundry area may meet this requirement.

61.7(7) The laundry room in any facility not using off-site processing which serves more than 20
   residents shall contain at least 125 square feet of available floor space. (III)

61.7(8) Where linen is processed off the site, a soiled linen holding room and a clean linen
   receiving and storage area shall be provided. (III)

61.7(9) General storage areas totaling not less than 14 square feet per bed shall be provided. If
   each resident has a 4-foot wide closet in the bedroom, the general storage area per bed may be
   reduced from 14 square feet to 10 square feet per resident. (III) (Exception 4) Storage areas are not
   required to be located in only one room.

   a. Storage areas for linens, janitor’s supplies, sterile nursing supplies, activities supplies, library
      books, office supplies, kitchen supplies and mechanical plant accessories shall not be included as
      part of the general storage area and are not required to be located in the same area. (III)

   b. Thirty percent of the general storage area may be provided in a building outside the facility easily
      accessible to personnel. (III)

61.7(10) A mechanical room and electrical equipment room which may include a maintenance
   area in facilities of less than 100 beds shall be provided. (III)
a. This room may be used for storage of noncombustible material. (II, III)
b. Noncombustible material shall not be stored close to or hinder access to any fuel-fired equipment, or electrical panels. (III)
c. These areas shall not be included in calculating the general storage areas required by subrule 61.7(9), paragraph “a.” (III)

(1) There shall be a maintenance shop in facilities of 100 or more beds. (III) (Exception 2)
(2) Yard equipment storage may be provided in a separate room or building. This shall not be included in the general storage area. (III)
(3) No portable fuel-operated equipment shall be housed inside a facility unless it is separated by at least a two-hour fire separation which has been approved by the state fire marshal’s office. (III)

481—61.8(135C) Administration and staff area. An administration and staff area shall contain space for the following:
1. Administrator’s area;
2. Business area;
3. Social service area; (Exception 4)
4. Storage space for office equipment and supplies; (Exception 3)
5. Conference or training area; (Exception 3)
6. Staff lounge;
7. Staff toilet room with lavatory and water closet;
8. Activity director’s area; (Exception 4)
9. Director of nurses’ area; (Exception 2)
10. Food service supervisor’s area; (Exception 4)
11. Reception and information counter or desk, which may be combined in the business area; and
12. An area for the safekeeping of coats and personal effects of staff. (III)
The size and location of an administration and staff area shall depend upon the number of licensed beds within the nursing unit. (Exception 6)

481—61.9(135C) Public area.
61.9(1) Every facility shall provide a separate toilet for the public with a lavatory and water closet. (III)
a. Public toilets shall be accessible to and usable by people who have a physical handicap. Equipment shall meet the ANSI document A117.1-1986. (III) (Exception 3)
b. In facilities over 15 beds, there shall be public toilet rooms for both men and women. (III) (Exception 4)
c. Public toilets shall contain a 60-inch by 60-inch clear floor area, free from obstructions. (III) (Exception 3)

61.9(2) A telephone shall be accessible to residents within the facility to make personal calls. The telephone shall be accessible to and functional for people who have a physical handicap. (III)

481—61.10(135C) Elevator requirements. (All provisions in this rule are subject to Exception 2.) All facilities where either resident beds or other facilities for residents are not located on the first floor shall have electric or electrohydraulic elevators as specified in this rule. Facilities for residents include, but are not limited to, diagnostic, recreation, resident dining or therapy rooms. The first floor is the floor first reached from the main front entrance. Elevators shall comply with division of labor services regulations as promulgated under Iowa Code chapter 89A and 347—Chapters 71 to 78. (III)

61.10(1) At least one elevator which complies with subrule 61.10(5), paragraph “b,” shall be installed where 1 to 59 resident beds are located on any floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)
61.10(2) At least two elevators, one of which complies with subrule 61.10(5), paragraph “b,” shall be installed where 60 to 200 resident beds are located on a floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)
61.10(3) At least three elevators, one of which complies with subrule 61.10(5), paragraph “b,” shall be installed where 201 to 350 resident beds are located on a floor other than the first, or where any facilities for residents are located on a floor other than the first. (III)

61.10(4) For facilities with more than 350 beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements. (III)

61.10(5) The following rules apply to cars and platforms:

a. Elevator cars and platforms shall be constructed of noncombustible material, except that fire-retardant-treated material may be used if all exterior surfaces of the car are covered with metal; (II, II)

b. Elevators used to transport a resident in a bed shall have inside dimensions that will accommodate the resident’s bed and attendants. The dimensions shall be at least 5 feet wide by 7 feet 6 inches deep. Car doors shall have a clear opening of at least 3 feet 8 inches. (II, III)

481—61.11(135C) Mechanical requirements.

61.11(1) Steam and hot water heating and domestic water heating systems shall comply with the following:

a. Boilers shall be installed to comply with the division of labor services rules promulgated under Iowa Code chapter 89 and 875—Chapters 90 to 96, Iowa Administrative Code. (III)

b. Boiler feed pumps, condensate return pumps, fuel oil pumps and hot water heating pumps shall be connected and installed to provide standby service if any pump malfunctions. (III)

c. Supply and return mains and risers of cooling, heating, and steam systems shall have valves which isolate various sections of each system. Each piece of equipment shall have a valve at the supply and return ends. (III) (Exception 2)

61.11(2) Insulation shall be provided for the following within the building: (Exception 3)

a. Steam supply and condensate return pipe; (III)

b. Pipe above 125°F, if it is exposed to contact by residents; (II, III)

c. Chilled water, refrigerant, and other process pipe and equipment operating with fluid temperatures below ambient dew point; (III)

d. Water supply and roof drainage pipe on which condensation may occur; (III)

e. Boilers, smoke-breaching and stacks; (III)

f. Hot water pipe above 180°F, and all hot water boilers, heaters, and pipe; and (III)

g. Other pipes, ducts, and equipment as necessary to maintain the efficiency of the system. (III)

Insulation including finishes and adhesives on the interior surface of ducts, pipes, and equipment, shall have a flame-spread rating of 25 or less, and a smoke-develop rating of 50 or less. This shall be determined by an independent testing laboratory in accordance with National Fire Protection Association (NFPA) Standard 255, 1984 Edition. (III) (Exception 3) Insulation on cold surfaces shall include an exterior vapor barrier. (III)

61.11(3) The heating system shall be capable of maintaining a temperature of 78°F. (II, III) The cooling system shall be designed to maintain all living spaces within the comfort zone. The comfort zone is defined in the ANSI/American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 55-1981 or the 1985 ASHRAE Fundamentals Handbook. (III) (Exception 4)

a. All air-supply and air-exhaust systems shall be mechanically operated and shall have ducts from a central system to and from each room. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Table 2 are minimum acceptable rates, and shall not preclude higher ventilation rates. (III) (Exception 2)

b. The bottoms of ventilation openings shall be not less than 3 inches above the floor of any room. (III) (Exception 3)

c. All central systems designed to heat and cool the building with recirculation of air shall be equipped with a minimum 2-inch deep, 8- to 11-pleat per foot, class 2 Underwriters’ Laboratories, self-extinguishing, nonwoven, cotton, downstream, or final filter with a minimum efficiency of 25 to
30 percent and average arrestance of 90 percent, tested in accordance with ASHRAE Standard 52-76. This does not preclude the additional use of a prefilter upstream of the air-handling equipment to extend the service life of the downstream, or final filter. (III) (Exception 5)

d. Evaporative cooling shall not be substituted for direct expansion refrigeration in the air-conditioning system. (III) (Exception 4)

e. Any alternate ventilation system designed to attain an equivalent degree of odor control and purity of air to resident areas shall be considered for approval under conditions in rules 481—58.2(135C) and 481—59.2(135C). (III)

f. Mechanical ventilation over cooking equipment and dishwashing equipment shall be designed to remove hot air and inhibit cold air above hot food or dishes. (III) (Exception 3)

g. Mechanical ventilation shall be provided in food storerooms to maintain temperature and humidity for the type of food being stored. (III) (Exception 4) Facilities built before November 21, 1990, shall provide mechanical ventilation if freezers, refrigerators or compressors are located in the storeroom.

h. Outdoor ventilation air intakes shall be at least 25 feet from the exhaust outlets of any ventilating system, combustion equipment stacks, or noxious fumes. The bottom of outdoor intakes serving central air systems shall be located as high as practical, but not less than 6 feet above grade level, or, if installed through the roof, 3 feet above roof opening. (III) (Exception 3)

i. The ventilation system shall be designed and balanced to provide the general pressure relationship to adjacent areas shown in the Pressure Relationship and Ventilation Table 2. Through-the-wall air-conditioning units will not be used to calculate make-up air. (III) (Exception 2)

j. Corridors, attics or crawl spaces shall not be used as a plenum to supply air to or exhaust air from any rooms. (III) (Exception 3)

k. The air system for resident rooms, between smoke-stop partitions, shall be operated with common switches. (III) (Exception 3)

l. If the fire alarm system is activated, the air distribution system shall shut down. (III)

m. Air-handling duct systems shall meet the requirements of 1987 NFPA Standards 90A and 90B. Supply and return registers shall not be at the same level and shall be designed to inhibit stratification. (III) (Exception 4)

n. Fire and smoke dampers shall be constructed, located and installed in accordance with the requirements of 1987 NFPA Standard 90A, 90B and 101.

o. Range and dishwasher exhaust hoods in food preparation centers shall have a minimum exhaust rate of 60 cubic feet per minute per square foot of hood face area. Face area is the open area from the exposed perimeter of the hood to the average perimeter of the cooking surfaces. (Exception 4)

(1) All hoods over cooking ranges shall be equipped with grease filters, a fire extinguishing system, and heat-activated fan controls.

(2) Openings for cleaning shall be provided every 20 feet in horizontal exhaust duct systems serving hoods.

(3) Conditioned air shall be supplied to balance exhausted air.

(4) Special hood designs shall be evaluated. (III) (Exception 4)

p. Rooms containing fuel-fired heating units or other fuel-fired equipment shall be provided with sufficient outdoor air to maintain combustion rates of equipment and reasonable temperatures in the room and in adjoining areas. (III) (Exception 3)

q. Filter beds shall be located upstream of the air-conditioning equipment unless a prefilter is employed. A prefilter shall be upstream of the equipment. The main filter bed may then be located farther downstream.

(1) Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit within enclosing duct work.
(2) All joints between filter segments and the enclosing duct work shall have gaskets or be sealed to provide a positive seal against air leakage. (III) (Exception 2)

r. All perimeter duct work under the slab shall be encased in lightweight or insulating concrete and sloped to a plenum low point. (III) (Exception 3)

s. Laundry rooms shall be supplied with sufficient conditioned outside air to balance the amounts exhausted or used for combustion. (III) (Exception 3)

t. The amounts of air and pressure relationship set forth in Table 2 shall be provided. (III) (Exception 3)

u. Condensate piping from cooling coils shall be a minimum of \( \frac{3}{4} \) of an inch inside diameter and provided with openings for cleaning every 10 feet. (III) (Exception 4)

v. Attics or crawl spaces shall not be used to house heating or cooling equipment. (III) (Exception 3)

w. Rooms used for heating and cooling equipment must be accessible through a swinging door. (III) (Exception 3)

61.11(4) Every facility shall have a complete interior plumbing system. (I, II, III)

a. All plumbing and other pipe systems shall be installed in accordance with the requirements of the Iowa state plumbing code and applicable provisions of local ordinances. (II, III)

b. All pipes below grade or in concrete slabs shall be type K, soft copper. There shall be no joints below the slab.

c. Water supply systems shall meet the following requirements:

(1) All facilities shall have a potable water source from a city water system or a private source which complies with the regulations and is approved by the department of natural resources. (I, II, III)

(2) Systems shall be designed to supply water to the fixtures and equipment at a minimum pressure of 15 pounds per square inch during maximum demand periods. (III)

(3) Plumbing fixtures in janitors’ rooms and soiled workrooms shall be provided with hot water. (III)

(4) Each water service main and branch main shall have valves. Stop valves shall be provided at each fixture. Bathtubs or showers shall be equipped with screwdriver stop valves. (III) (Exception 2)

(5) Backflow preventers (vacuum breakers) shall be installed on hose bibbs, janitors’ sinks, bedpan flushing attachments, hair care sinks, and on all other threaded fixtures to which hoses or tubing can be attached. (I, II, III)

(6) Water softeners shall not supply cold water to the kitchen, drinking fountains, or ice machines. (III) (Exception 4)

(7) Hot water distribution systems shall provide hot water as specified at each hot water outlet at all times. (See Table 3) A circulating pump in a hot water system shall meet these requirements. A circulating pump is not required in facilities licensed for 15 or fewer beds. (III)

(8) The hot water system shall be designed to supply 110° F to 120° F water to all resident lavatories, tubs and showers. (II, III)

*Provisions shall be made to provide 180°F rinse water at dishwasher. (May be provided by a separate booster heater.)

**Quantities indicated for design demand of hot water are for general reference minimums and shall not substitute for accepted engineering design procedures using actual number and types of fixtures to be installed. Design shall also be affected by temperatures of cold water used for mixing, length of run, and insulation relative to heat loss or other factors. As an example, the total quantity of hot water needed will be less when the temperature available at the outlet is very nearly that of the source tank and the cold water used for tempering is relatively warm.

(9) Rescinded IAB 10/7/09, effective 11/11/09.
d. Drainage systems shall meet the following requirements:
(1) Sewage shall be collected and disposed of in a manner approved by the department. Disposal into a municipal system meets this requirement. (III)
(2) Private sewage systems shall conform to rules promulgated by the department of natural resources. (III)
(3) Drainage pipes which pass above food preparation, serving, and food storage areas shall be enclosed. (III)
(4) Plastic pipe may be used in any drain-waste-vent system in accordance with the state plumbing code 641—Chapter 25. (III)
(5) Openings for pipe cleaning shall be no more than 50 feet apart in a horizontal drain line. (III) (Exception 2)
(6) Floor drains with appropriate grates shall be provided for all mechanical equipment rooms, laundries, kitchens, dishwashing areas, soiled utility rooms, basement floors, any other area where water may collect on the floor, shower stalls and in front of showers or bath units. (III) (Exception 4)
(7) Foundation drains shall be provided in accordance with subrule 61.3(9). (III) (Exception 4)

61.11(5) Before completion of the contract for new construction and final acceptance of the facility, the contractor shall certify that all mechanical systems have been tested and balanced, and that the installation and performance of these systems conform to plans and specifications.

61.11(6) Upon completion of the contract, the owner shall be furnished with a complete set of manufacturer’s operating, maintenance, and preventive instructions. A parts list with numbers and descriptions for each piece of equipment shall be included. The owner shall be instructed in the operational use of systems and equipment as required. (III) (Exception 3)

[ARC 8189B, IAB 10/7/09, effective 11/11/09]

481—61.12(135C) Electrical requirements. All materials, including equipment, conductors, controls and signaling devices, shall be installed to provide a complete electrical system with the necessary characteristics and capacity necessary to supply the electrical needs shown in the specifications or indicated on the plans. All materials shall be listed by Underwriters’ Laboratories, Inc., or other similarly recognized laboratories. (III)

61.12(1) Electrical systems and equipment shall meet the minimum requirements of the “National Electrical Code, 1990 edition.” (III)

61.12(2) Drop cords, extension cords or any type of flexible cord shall not be used as a substitute for fixed or hard wiring. Surge protectors may be used for computers and related devices, facsimile, photocopying and scanning machines, and other consumer electronic devices in a resident’s room and other locations in a facility provided the surge protector is of metal construction and approved by Underwriters Laboratories, Inc., or other similarly recognized laboratories. Only fixed supplementary electric heating shall be installed. (III)

61.12(3) Electrical metallic tubing or rigid heavy wall conduit shall be used throughout the interior of the facility. In areas used for patient care, the grounding terminals of all receptacles and all non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact shall be grounded by a green insulated copper conductor. The grounding conductor shall be sized in accordance with the requirements of the “National Electrical Code” and installed in electrical metallic tubing with the branch-circuit conductors supplying these receptacles or fixed equipment. (III) (Exception 3)

61.12(4) Electrical wiring systems shall not be surface mounted in resident-occupied areas. (II, III) (Exception 4)

61.12(5) An exit door alarm system shall be installed on all designated fire exit doors. (I, II, III)

61.12(6) Panel boards which serve lighting and appliance circuits shall be located on the same floor as the circuits they serve. All circuits shall be identified on the panel door. (III) This requirement does not apply to emergency system circuits which can be centrally located.
61.12(7) All spaces occupied by people, machinery, or equipment within buildings, parking lots, and approaches to buildings shall have electric lighting. (III)

a. All rooms in resident-occupied areas shall have general lighting. Switches for general lighting shall be at the entrance to the room. (III)

b. Light shall be provided in the areas of the building as required in Table 4. Light in the resident care area, reading area, activities task area and dining area may be reduced to 30 foot-candles measured at the floor surface when tasks are not being performed in that area. (II, III) (Exception 4)

c. Light fixtures shall be equipped to prevent glare and hazards. (III)

d. There shall be at least one recessed light fixture for night lighting installed no higher than 18 inches above the floor in each resident room which shall have a switch at the entrance. (III) (Exception 3)

e. Night lights shall be provided in corridors, at stairways, attendant’s stations and hazardous areas. They shall be recessed if the bottom of the fixture is less than 6 feet 8 inches above the floor. (III)

f. Reading lights or lamps shall be provided for each resident in the resident’s room. (III)

g. Wall-mounted lights with flexible or extension arms shall not be used. (Exception 4)

61.12(8) Each resident room shall have duplex grounding type receptacles as follows: one located on each side of the head of each bed; one for television, where used; and one on another wall. For parallel adjacent beds, only one receptacle is required between the beds. Each resident room or resident toilet room shall have one duplex ground fault interrupter outlet beside a lavatory and mirror. (III) (Exception 4) (III) (Exception 3)

a. Duplex receptacles for general and emergency use shall be installed a maximum of 50 feet apart in all corridors and within 25 feet of ends of corridors. (III) (Exception 2)

b. All receptacles within 6 feet of sinks, tubs, or showers and those installed outside the building shall be protected by a local ground fault circuit interrupter. (III) (Exception 4)

61.12(9) In general resident areas, each room shall be served by at least one calling station. Each bed shall be provided with a call device. Two call devices serving adjacent beds may be served by one calling station. (II, III) (Exception 4)

a. After November 21, 1990, pull string call devices will not be acceptable. The call device shall be electrically operable from the bed or chair. (II, III) (Exception 4)

b. All calls shall activate an audible and visible signal in each area. There shall be a visible signal in the public area at the resident’s door. (II, III) (Exception 4)

c. In multicorridor units, additional visible signals shall be installed at corridor intersections. (II, III)

d. Nurses’ calling systems which provide two-way voice communication shall be equipped with a light at each calling station which lights and remains lighted as long as the voice circuit is operating. (II, III)

e. A nurses’ call emergency device shall be provided at each resident’s toilet, bath, and shower room. (II, III)

f. Distinguishable audible signal at the nurses’ station. (II, III) (Exception 4)

g. As an alternative to a hardwired nurse calling station with a visible signal in the corridor at a resident’s room, a wireless calling system that provides an acceptable means of identifying the origin or location of a call is acceptable.

h. A wireless calling system shall be connected to an emergency power source to ensure operation during a power outage.

i. Pagers used as part of a wireless calling system shall have a self-diagnostic system to alert the user of a low battery.

j. For wireless calling systems utilizing two-way communication devices, a visible indicator shall be placed in a resident’s room to indicate when the system is operable and conversations may be heard.
61.12(10) Emergency electric service shall provide electricity during an interruption of the normal electric supply which could affect the resident care or the safety of the occupants. Facilities of 19 or fewer beds are exempt from this requirement. (III) (Exception 3)

a. The source of the emergency electric service shall be from an emergency generating set. (III)
b. The required emergency generating set, including the prime mover, shall not be powered solely by natural gas or cooled solely by domestic water. (III) (Exception 4)
c. The emergency generator set shall supply all lighting and power load demands of the emergency system and shall be located on the premises. (III)
d. Emergency electric service shall be provided to the distribution system for light as follows:
   (1) Exits and all necessary ways of approach to exits, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors; (II, III)
   (2) Egress as required in NFPA Standard 101; (II, III)
   (3) Dining and recreation rooms; (III)
   (4) Nurses’ work area; (III)
   (5) Generator set location; (III)
   (6) Switch-gear location; (III)
   (7) Boiler room; (III) and
   (8) Elevator. (III)
e. Emergency electric service shall be provided to the distribution system for equipment essential to life safety and to protect vital equipment or materials as follows:
   (1) Call board; (III)
   (2) Alarm systems, including fire alarm activated at manual stations; water flow alarm devices or sprinkler systems, where electrically operated; fire detection and smoke detection systems; paging or speaker systems intended for issuing instructions during emergency conditions; and alarms required for nonflammable medical gas systems, where installed; (III)
   (3) Sewage and sump lift pump, where installed; (III)
   (4) All required duplex receptacles in resident areas; (III)
   (5) One elevator, if required for emergency service; (III)
   (6) Burners and pumps necessary for operation of one or more boilers and their necessary auxiliaries and controls required for heating; (III) and
   (7) Equipment necessary for maintaining telephone service. (III)
f. Emergency electric service shall be provided to the distribution system for heating as follows:
   (1) Where electricity is the only source of power normally used for space heating, the emergency service shall provide heating for resident rooms or an area approximately 30 square feet per bed within the facility to accommodate all of the residents for the duration of the emergency; (III)
   (2) Emergency heating shall not be required if the facility is supplied by at least two service feeders. Each shall be supplied by separate sources from an integrated transmission distribution system. Each shall be capable of supplying required service, and each so routed, connected and protected that a fault any place between the utility energy source and the facility will not cause an interruption of more than one of the electric service feeders. (III)
   
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g. The emergency electrical system shall be brought to full voltage and frequency and be connected within ten seconds through one or more primary automatic transfer switches. Power to pumps and burners may be brought to full power through the use of manual switches. (III)
h. Receptacles connected to the emergency system shall be distinctively marked for identification. (III)
i. Storage-battery-powered lights, provided to augment emergency light or for continuity of light during the interim of transfer switches, shall not be used as a substitute for the requirements of a generator. (III)
481—61.13(135C) Specialized unit or facility for persons with chronic confusion or a dementing illness (CCDI unit or facility). This unit or facility shall be designed so that residents, staff and visitors will not pass through the unit in order to reach exits or other areas of the facility. (III)

61.13(1) If the unit or facility is to be a locked unit or facility, all locking devices shall meet the life safety code and any requirements of the state fire marshal. If the unit or facility is to be unlocked, a system of security monitoring is required. (I, II, III)

61.13(2) The outdoor activity area as required by rule 61.5(135C) shall be secure for the unit or facility. Nontoxic plants shall be used in the secured outdoor activity area. (I, II)

61.13(3) Within the unit or facility there shall be no steps or slopes. (III)

61.13(4) Dining and activity areas for the unit or facility required by rule 61.6(135C) shall be located within the unit or facility and shall not be used by other facility residents. (I, II, III)

61.13(5) An area shall be provided to allow nurses to prepare daily resident reports. (III)

61.13(6) If the lounge and activity areas are not adjacent to resident rooms, there shall be one unisex resident toilet room for each ten residents in clear view of the lounge and activity area. (III)

61.13(7) The area shall be designed to minimize breakable objects within the unit or facility.

481—61.14(135C) Codes and standards. Nothing in the rules shall relieve anyone from compliance with building codes, ordinances and regulations which are enforced by city, county or state jurisdictions. Where codes, ordinances and regulations are not in effect, the sponsor shall consult one of the national building codes, provided the requirements of the code are not less stringent than the minimum standards set in this chapter. (III)

Any alterations, or any installation of new equipment, shall be accomplished as nearly as practical in conformance with all applicable codes, ordinances, regulations and standards required for new construction. Alterations shall not diminish the level of compliance with any codes, ordinances, regulations or standards below that which existed prior to the alterations. Any feature which does not meet the requirement for new buildings but exceeds the requirement for existing buildings shall not be further diminished. Features which exceed requirements for new construction need not be maintained. In no case shall any feature be less than that required for existing buildings. (III)

NOTE: The following codes and standards have been used in whole or in part in these rules:

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbooks.
Iowa State Building Code.
Iowa State Plumbing Code.
Labor Services Division, Department of Employment Services.
Food Service Sanitation Manual (DHEW Publication (FDA) 8-2081).
Underwriters’ Laboratories, Inc. lists.

Copies of nongovernment publications can be obtained from the various agencies at the addresses listed:
American Society for Testing and Materials
1916 Race Street
Philadelphia, Pennsylvania 19103
Iowa State Building Code
Department of Public Safety
Wallace State Office Building
Des Moines, Iowa 50319
Iowa State Plumbing Code
Department of Public Health
Lucas State Office Building
Des Moines, Iowa 50319
National Fire Protection Association
Batterymarch Park
Quincy, Massachusetts 02269
Underwriters Laboratories, Inc.
33 Pfingsten Road
Northbrook, Illinois 66062
American National Standards Institute
1430 Broadway
New York, New York 10018
International Conference of Building Officials (ICBO)
Uniform Building Code
5360 South Workman Mill Road
Whittier, California 90601
American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)
1791 Tullie Circle N.E.
Atlanta, Georgia 30329
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PHYSICAL ENVIRONMENT
28-39-162. Nursing facility physical environment; construction and site requirements.
Each nursing facility shall be designed, constructed, equipped, and maintained to protect the health and safety of residents, personnel, and the public.

(a) All new construction and modifications shall comply with building codes, ordinances, and regulations enforced by city, county, or state jurisdictions.
(1) Where codes, ordinances, and regulations are not in effect, the owner shall conform to the uniform building code, as in effect in 1991.
(2) New construction, modifications and equipment shall conform to the following codes and standards:
(A) Title III of the Americans with disabilities act, 42 U.S.C. 12181, effective as of January 26, 1992; and
(B) "Food service sanitation manual," health, education, and welfare (HEW) publication no. FDA 78-2081, as in effect on July 1, 1981.

(b) Site requirements. The location and development of a site upon which a facility is to be constructed, or an existing facility expanded, or an existing building converted for use as an adult care home, shall meet the following physical requirements:
(1) Site location. The general location of the site shall be:
(A) Served by all-weather roads or streets;
(B) accessible to physician services, fire and other emergency services, medical facilities, churches, and population centers where employees can be recruited and retained;
(C) sufficiently remote from noise sources which would cause day or night average sound levels to exceed 65 decibels. The average day or night sound level shall be the Aweighted energy equivalent sound level for a 24-hour period with an additional 10 decibel weighing imposed on the equivalent sound level occurring during the night-time hours of the following day (10:00 p.m. to 7:00 a.m.). For the purposes of this regulation the term decibel is a unit for measuring the volume of a sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of sound measured to the reference pressure which is 20 micropascals. Fast time averaging and A-measurements shall be made four feet 11 inches or 1.5 meters above ground level at a site location, six feet seven inches or two meters from the exterior wall of the existing or proposed building, on that side nearest the predominant noise source. If the proposed building location is unknown, the person testing the noise levels shall take measurements at a point six feet seven inches or two meters beyond the building setback line in the direction of the predominant noise source. Any noise measurements which are submitted for review shall be performed at the site within 180 days immediately before the date of the application for site approval. The department shall give consideration to the presence of time varying or seasonal noise sources during the selection of measurement periods in order to provide an accurate assessment of the noise environment of the site. The 24-hour measurement periods selected shall be representative of the maximum noise source activities likely to be encountered during any weekly period;
(D) free from noxious and hazardous fumes;
(E) at least 4,000 feet from concentrated livestock operations, including shipping areas, or holding pens;
(F) free of flooding for a 100 year period; and
(G) sufficient in area and configuration to accommodate the facility, drives, parking, sidewalks, recreational area, and community zoning restrictions.
(2) Site development. Development of the site shall conform to the following provisions.
(A) Final grading of the site shall provide topography for positive surface drainage away from the building and positive protection and control of surface drainage and freshets from adjacent areas.

(B) The facility shall provide off-street parking at a rate of six parking spaces for the first 3,000 square feet or 279 square meters of gross floor area of the facility, plus one additional parking space for each additional 1,000 square feet or 93 square meters of gross floor area of the facility.

(C) The facility shall provide parking spaces, sized and signed as reserved for the physically disabled, conforming to title III of the Americans with disabilities act, 42 U.S.C. 12181, effective as of January 26, 1992.

(D) All drives and parking areas shall be surfaced with a smooth all-weather finish. The facility shall not use unsealed gravel.

(E) Except for lawn or shrubbery which the facility may use in landscape screening, the facility shall provide an unencumbered outdoor area of at least 50 square feet or 4.65 square meters per bed for recreational use and shall so designate this area on the plot plan. The licensing agency may approve equivalent facilities provided by terraces, roof gardens, or similar structures for facilities located in high-density urban areas.


PHYSICAL ENVIRONMENT, GENERAL REQUIREMENTS

(a) Except for a detached boiler, equipment room, laundry room, and storage spaces for yard and maintenance equipment and supplies and flammables, all units, areas, and rooms of the facility shall be within a single building under one roof and shall, at a minimum, contain the units, areas, and rooms listed in subsections (b) through (p) of this regulation.

(b) Nursing unit. A nursing unit shall consist of 60 fewer beds with the following areas and rooms. Any facility constructed after February 15, 1977 shall have at least 80 percent of the beds located in rooms designed for one and two beds and at least five percent of the beds located in one-bed rooms, each equipped with a private toilet. A nursing unit shall contain the following areas and rooms:

(1) Resident rooms. Each resident room shall meet the following requirements.
(A) Each room shall accommodate not more than four residents.
(B) The minimum room area, exclusive of toilet rooms, closets, lockers, wardrobes, other built-in fixed items, alcoves, and vestibules, shall measure 100 square feet in one-bed rooms and 80 square feet per bed in multi-bed rooms. Facilities licensed before January, 1963 shall provide a minimum floor area per bed as follows:
(i) One-bed rooms, 90 square feet per bed;
(ii) two-bed rooms, 80 square feet per bed; and
(iii) three- to four-bed rooms, 70 square feet per bed.
(C) Each resident room shall have direct access to a corridor.
(D) Each bed in a multi-bed room shall have ceiling-suspended curtains that extend around the bed to provide total visual privacy in combination with adjacent walls and curtains.
(E) Curtain material shall be launderable and flame retardant.
(F) Each resident room shall have at least one window that opens for ventilation. The window area shall not be less than 12 percent of the gross floor area of the resident room. Interior window stool height shall not exceed three feet above the floor and shall be at least two feet six inches above exterior grade. Facilities constructed before February 15, 1977 shall not be required to comply with this paragraph.
(G) Each resident room shall have a floor at or above grade level. Any facility constructed before the effective date of these regulations shall not be required to comply with this paragraph.
(H) Room configuration shall be adequate to permit the beds to align parallel to the exterior wall with a minimum of three feet of clearance from the sides and foot of the beds to the nearest fixed
obstruction. The room configuration shall be designed so that beds are not located more than two
deep from the exterior window wall. Any facility constructed before February 15, 1977 shall not be
required to meet the specifications in this paragraph.
(I) Each resident room shall have a separate bed for each resident. The bed shall be of appropriate
size and height and shall contain the following:
(i) A clean, comfortable mattress; and
(ii) bedding appropriate to the weather and needs of the resident.
(J) Each resident room shall have functional furniture appropriate to the resident’s needs.
(K) The facility shall provide an individual space in a fixed closet or wardrobe with doors for each
bed. Closets shall have, for each bed, a minimum floor area of five square feet, a minimum depth of
one foot 10 inches, and a separated shelf and hanging rod of not less than two feet six inches. At
least one foot three inches of the hanging rod shall have sufficient clearance for full-length
garments. The hanging rods and shelves shall be accessible to the resident. Facilities constructed
before February 15, 1977 shall provide a fixed closet or wardrobe with a shelf and hanging rod
accessible to residents.
(2) Toilet facility. A toilet room shall serve not more than four beds and shall be accessible without
entry from the general corridor. A toilet room shall contain a toilet and a lavatory, unless a lavatory
is provided in each resident room.
(A) The minimum area of a toilet room serving a resident room shall be 30 square feet with
sufficient turning radius for a wheelchair.
(B) If a bathing unit is included, the facility shall provide additional space. Space occupied by the
bathing unit shall not be included in the minimum dimensions stated in this regulation.
(C) Any facility constructed before February 15, 1977 shall provide the resident with access to
toilet and bathing facilities from the general corridor or shall provide direct access from the
resident room to toilet and bathing facilities.
(3) Each resident room in any facility constructed after February 15, 1977 shall not be located more
than 150 feet from the nursing service areas required by subsection (c) of this regulation. Distance
shall be measured from one foot outside the resident room door along the shortest line, in the
general corridor where the resident room appears, to within one foot of the designated service
area.
(4) Resident call system.
(A) The facility shall provide each resident bed with a resident call button that shall register at the
nurses’ station with a common audible signal and a visual signal. Any facility constructed after May
1, 1982 shall provide a visual signal indicating the resident room number at the nurses’ station.
(B) A visual signal shall be located at the resident room corridor door.
(C) The facility shall provide visual and audible signals in clean and soiled workrooms and in the
medication preparation rooms. Any facility constructed before May 1, 1982 shall not be required to
provide audible signals in clean and soiled workrooms and medication preparation rooms.
(D) In multi-corridor units, the facility shall install additional visible signals at corridor
intersections if the facility was constructed after February 15, 1977.
(E) The facility shall install a resident emergency call button next to each toilet, shower, and
bathtub accessible to residents.
(F) In any facility constructed after May 1, 1982, the emergency call system shall be operated by a
cord pull that, when activated, turns on a light of a different color from that of the resident call
system, over the corridor door at the site of the emergency.
(i) When the emergency call system is activated, it shall produce a rapidly flashing light and a
repeating audible signal in the nurses’ station, clean workroom, soiled workroom, and medication
preparation rooms. Facilities constructed before May 1, 1982 shall not be required to have an
audible signal or a rapidly flashing light.
(ii) The signals produced by the emergency call system shall be obviously different from those produced by the resident call system. Facilities constructed before May 1, 1982 shall not be required to have a different signal for the emergency call system.

(iii) The emergency call system shall continue to operate until it is manually reset at the site of origin.

(G) Resident call systems may include two-way voice communication. When a two-way system is used, it shall include all functions required in paragraph (b)(4) of this regulation and shall be equipped with an indicating light at each calling station that lights and remains lighted as long as the value circuit is operating.

(H) Each facility may use a wireless system to meet the requirements of this regulation, if the system meets both of the following criteria:

(i) When the resident call system is activated, an electronic device notifies direct care staff of the location at which the resident call system was activated.

(ii) Each nurses’ station is equipped with a system that registers and documents the location of an activated resident call system.

(I) The resident call system selected shall be designed to ensure that staff are notified promptly if a resident is in need of assistance.

(c) Service areas or rooms. The service areas or rooms required in this regulation shall be located in each nursing unit and shall be accessible directly from the general corridor without passage through an intervening room or area, except medication preparation rooms. A service area or room shall not serve more than one nursing unit, except as otherwise indicated. The service areas and rooms specified shall provide space and equipment as prescribed in this regulation.

(1) Nurses’ station.

(A) A nurses’ station shall provide space for charting, records, a telephone, a resident call system, and an emergency call system signal register for rooms on the nursing unit.

(B) The nurses’ station shall be located so that the corridors outside the doors of resident rooms are visible from the nurses’ station. The facility may use television cameras and monitors to meet this requirement. Facilities constructed before February 15, 1977 shall not be required to comply with the requirements of this paragraph.

(2) Medication preparation room.

(A) A medication preparation room shall be equipped with the following:

(i) A work counter, lavatory or countertop sink, a refrigerator, and shelf space for separate storage and maintenance of residents’ medications;

(ii) a door visible from the nurses’ station, except any facility licensed before January, 1963; and

(iii) a door equipped with self-locking hardware and automatic door closures.

(B) The temperature in the medication room shall not exceed 85o F.

(C) Lighting shall be sufficient to provide 100 foot-candles at counter level.

(D) The medication preparation room shall contain a separate, locked, permanently affixed compartment for storage of controlled substances listed in K.S.A. 65-4107, and amendments thereto, and other drugs that, in the opinion of the consultant pharmacist, are subject to abuse.

(E) A medicine preparation room may serve more than 60 beds when a self-contained medication dispensing unit is used. The self-contained medication dispensing unit may be located at the nurses’ station, in the clean workroom, in an alcove, or in other space convenient for staff control.

(3) Clean workroom. The facility shall provide a clean workroom for preparation, handling, storage, and distribution of clean or sterile materials and supplies.

(A) The room shall contain a work counter with sink or separate hand-washing lavatory and adequate shelving and cabinets for storage.

(B) Storage and preparation of food and beverages shall not be permitted in the clean workroom.

(C) The facility may store clean linen supplies in the clean workroom if sufficient shelving, cabinets, or cart-parking space is provided.
(D) Minimum room area shall be 80 square feet, with a minimum length or width of six feet. Any facility constructed before February 15, 1977 shall not be required to meet the requirements of this paragraph.

(E) The facility may provide additional rooms for storage of clean materials or supplies. These additional rooms shall not be required to have a counter or hand-washing facilities.

(4) Soiled workroom. The facility shall provide a soiled workroom for the disposal of wastes, collection of contaminated material, and the cleaning and sanitizing of resident care utensils.

(A) The soiled workroom shall contain a flushing-rim clinic sink, a work counter, a twocompartment sink, a storage cabinet with a lock for sanitizing solutions and cleaning supplies used in the cleaning of resident care equipment, a covered waste receptacle, and a covered soiled linen receptacle. Any facility constructed before February 15, 1977 shall have a sink.

(B) Minimum room area shall be 80 square feet with a minimum length or width of six feet. Any facility constructed before February 15, 1977 shall not be required to comply with the requirements of this paragraph.

(C) The facility shall not store clean supplies, equipment, and materials in the soiled workroom.

(5) Clean linen storage. Clean linen storage shall be provided with adequate shelving, cabinets, or cart space, and may be located in the clean workroom required in paragraph (c)(3) of this regulation.

(6) Nourishment area.

(A) Each facility constructed after February 15, 1977 shall provide a nourishment area. The nourishment area shall contain the following:

(i) A sink equipped for hand washing;

(ii) equipment for serving nourishments between scheduled meals; and (iii) a refrigerator and storage cabinets.

(B) The nourishment area may be located adjacent to the dietetic service area.

(C) One nourishment area may serve more than one nursing unit. When the nourishment area serves more than one nursing unit, the nourishment area shall be centrally located for easy access from each of the nursing areas served.

(7) Equipment storage room. Each facility constructed after February 15, 1977 shall provide an equipment storage room for the storage of resident care equipment.

(A) The room shall have a minimum space of 120 square feet plus one square foot for each resident bed in the nursing unit.

(B) If mechanical equipment or electrical panel boxes are located in the storage room, the facility shall provide additional space for access and servicing of the equipment.

(B) Wheelchair parking space. Each facility constructed after February 15, 1977 shall provide wheelchair parking space, which shall be out of the path of normal traffic. The space shall not be included in determining the minimum required corridor width.

(9) Resident bathing facilities. The facility shall provide resident bathing facilities at the rate of one for each 15 beds that are not otherwise serviced by bathing facilities within resident rooms. A mechanical bathing unit may be counted as two bathing facilities to meet this requirement.

(A) Bathing facilities shall be located in rooms or areas with access to a toilet and lavatory without entering the general corridor system.

(B) The toilet and lavatory shall be accessible to and usable by the physically disabled and may serve physically disabled visitors.

(C) The toilet enclosure shall be in a visually enclosed area for privacy in use.

(D) Bathing facilities on each nursing unit shall include at least one shower, and there shall be at least one mechanical bathing unit in the facility. Any facility constructed before the effective date of this regulation shall not be required to have a mechanical bathing unit.
(E) Each bathing facility shall be located within a visually enclosed area for privacy during bathing, drying, and dressing with space for an attendant and wheelchair. Any facility constructed before February 15, 1977 shall not be required to provide space for an attendant.

(F) Each shower shall be at least four feet by four feet without curbs and shall be designed to permit use by a resident in a wheelchair. Any facility constructed before February 15, 1977 shall be designed so that showers can be used by a resident in a wheelchair.

(G) The facility shall provide a cabinet with a lock in the bathing area for storage of supplies.

(10) Janitor's closet. The facility shall provide a janitor's closet with a floor receptor or service sink, hot and cold water, a shelf, and provisions for hanging mops. Any facility constructed before February 15, 1977 shall provide at least one janitor's closet in the facility with a floor receptor or service sink, and storage space for janitorial equipment and supplies.

(11) Drinking fountain. The facility shall provide at least one drinking fountain that is accessible to persons in wheelchairs. Any facility constructed before February 15, 1977 shall not be required to provide a drinking fountain.

(12) The facility shall provide a staff toilet room with toilet and lavatory. Any facility constructed before February 15, 1977 shall not be required to provide a staff toilet room.

(d) Living, dining, and recreation areas.

(1) The facility shall provide space for living, dining, assisted dining, and recreation at a rate of 27 square feet per resident. At least 14 square feet of this space shall be utilized for the dining area.

(2) Each facility constructed before February 15, 1977 shall provide space for living, dining, and recreation at a rate of 20 square feet per resident capacity of the facility. At least 10 square feet per resident shall be utilized as dining space.

(3) The facility shall provide window area for living and dining areas at a minimum of 10 percent gross floor area of the living and dining area. The window area requirement shall not be met by the use of skylights. Windowsill height shall not exceed three feet above the floor for at least ½ of the total window area. Any facility constructed before February 15, 1977 shall not be required to meet the provisions of this paragraph.

(e) Quiet room. Each facility shall provide a quiet room, with a minimum floor area of 80 square feet, unless each resident room in the facility is a one-bed room. Residents shall have access to the quiet room for reading, meditation, solitude, or privacy with family and other visitors. Any facility constructed before February 15, 1977 shall not be required to provide a quiet room.

(f) Examination room. Each facility shall provide an examination room, unless each resident room is a one-bed resident room.

(1) One examination room may serve more than one nursing unit.

(2) Room area shall be a minimum of 120 square feet with a minimum length and width of 10 feet.

(3) The room shall contain either a lavatory or counter and sink equipped for hand washing, an examination table, and a desk or shelf for writing.

(4) The examination room may be located in the rehabilitation therapy room and shall be equipped with cubicle curtains around the space and facilities listed in paragraphs (2) and (3) of this subsection.

(5) If the examination room is located in the rehabilitation therapy room, the facility shall provide additional space appropriate to the functional use of the area.

(6) Any facility constructed before February 15, 1977 shall not be required to provide an examination room.

(g) Rehabilitation therapy room. Each facility shall provide a room for the administration and implementation of rehabilitation therapy.

(1) The facility shall provide a lavatory and an enclosed storage area for therapeutic devices.

(2) Each facility with 60 or fewer beds shall provide a rehabilitation therapy room with a minimum of 200 square feet. Each facility with more than 60 beds shall provide 200 square feet plus two square feet for each additional bed over 60, to a maximum of 655 square feet.
(3) Each facility constructed before February 15, 1977 shall provide a rehabilitation therapy room. The facility shall provide a lavatory and an enclosed storage area for therapeutic devices.

(h) Activities room. Each facility shall provide an activities room or area for crafts and occupational therapy.

(1) The room shall contain a work counter with a sink equipped for hand washing.

(2) When a room is used for multiple purposes, there shall be sufficient space to accommodate all activities and prevent interference between activities.

(3) Each facility with 60 or fewer beds shall provide a room with a minimum of 200 square feet. Each facility with more than 60 beds shall provide 200 square feet plus two square feet for each additional bed over 60.

(4) The facility shall provide lockable cabinets for storage of supplies.

(5) Each facility constructed before February 15, 1977 shall provide an activities area with a work counter and storage cabinet. A hand-washing facility shall be accessible to residents who use this room or area.

(i) Personal care room. Each facility shall provide a separate room or area for hair care and grooming of residents.

(1) The facility shall provide at least one shampoo sink, space for one hair dryer and work space, and a lockable cabinet for supplies.

(2) Each facility shall provide a room with a size appropriate to the number of residents to be served. The facility shall exhaust room air to the outside.

(3) Each facility constructed before February 15, 1977 shall provide a separate room or area for hair care and grooming of residents. The facility shall provide at least one shampoo sink, space for one hair dryer, and work space.

(j) Administrative and public areas.

(1) Each facility constructed after February 15, 1977 shall provide the following administrative and public areas:

(A) An entrance at grade level to accommodate persons in wheelchairs;

(B) an entrance sheltered from the weather;

(C) a lobby with communication to the reception area or information desk;

(D) a toilet and lavatory accessible to and usable by a person in a wheelchair;

(E) at least one public toilet for each facility of 60 or fewer beds. Each facility of more than 60 beds shall provide at least two public toilets;

(F) a public telephone accessible to a person in a wheelchair;

(G) an administrator’s office; and

(H) storage space for supplies and office equipment.

(2) Each facility constructed before February 15, 1977 shall provide the following administrative and public areas:

(A) An entrance at grade level able to accommodate persons in wheelchairs;

(B) one public toilet and lavatory;

(C) one toilet and lavatory accessible to by a person in a wheelchair;

(D) a public telephone accessible to a person in a wheelchair; and

(E) a general office for administration.

(k) General storage.

(1) The facility shall provide a general storage room or rooms concentrated in generally one area. The room or rooms shall have an area of no fewer than five square feet per bed.

(2) Each facility constructed before February 15, 1977 shall provide a general storage room or rooms.

(l) Outside storage. The facility shall provide a room that opens to the outside or that is located in a detached building for the storage of tools, supplies, and equipment used for yard and exterior maintenance.
(m) Dietary areas. The facility shall provide dietary service areas that are adequate in relation to the size of the facility. New construction, equipment, and installation shall comply with the standards specified in health, education, and welfare (HEW) 1976 publication no. FDA 78-2081, "food service sanitation manual," hereby adopted by reference. The facility shall design and equip food service facilities to meet the requirements of the residents. A facility shall provide the following elements in a size appropriate to the implementation of the type of food service system employed.

1. There shall be a control station for receiving food supplies.
2. There shall be a storage space for food for at least four days.
3. There shall be food preparation facilities. Conventional food preparation systems shall include space and equipment for preparing, cooking, baking, and serving. Convenience food service systems, including frozen prepared meals, bulk-packaged entrees, individually packaged portions, or a system using contractual commissary services, shall include space and equipment for thawing, portioning, cooking, and baking.
4. There shall be a two-compartment sink for food preparation. Each facility constructed before February 15, 1977 shall be required to have a sink for food preparation.
5. There shall be a lavatory in the food preparation area.
6. There shall be space for equipment for resident meal service, tray assembly, and distribution.
7. There shall be a ware-washing area apart from and located to prevent contamination of food preparation and serving areas. The area shall include commercial-type dishwashing equipment. Space shall be provided for receiving, scraping, sorting, and stacking soiled tableware and for transferring clean tableware to the using area.
8. There shall be a three-compartment deep sink for manual cleaning and sanitizing.
10. There shall be a sanitizing provision for cans, carts, and mobile tray conveyors in any facility constructed after February 15, 1977.
11. There shall be a waste storage area in a separate room or an outside area that is readily accessible for direct pickup or disposal.
12. There shall be office workspace for the dietitian or dietetic services supervisor.
13. A staff toilet and lavatory shall be accessible to the dietary staff.
14. Each facility constructed after February 15, 1977 shall contain a janitor’s closet located within the dietary department, which shall contain a floor receptor or service sink, and storage space for housekeeping equipment and supplies.

(n) On-site laundry.
1. If the laundry is to be processed on-site, each facility constructed after February 15, 1977 shall comply with the following provisions.
   A. Doors of the laundry rooms shall not open directly onto the nursing unit.
   B. There shall be a soiled laundry receiving, holding, and sorting room accessible from the service corridor or from the outside and furnished with containers with tight-fitting lids for soiled laundry.
   C. There shall be a laundry processing room with commercial-type equipment and with the capability to process laundry sufficient to meet the residents' needs at all times.
   D. The facility shall provide a lavatory in the processing area.
   E. There shall be a janitor's closet containing either a floor receptor or service sink and storage area for housekeeping equipment and supplies that opens into the laundry processing area.
   F. There shall be a clean laundry handling, storage, issuing, mending, and holding room with egress that does not require passing through the processing or soiled laundry room.
   G. The processing room, soiled laundry room, and clean laundry room shall be physically separate.
   H. The facility shall provide storage space for laundry supplies.
(2) If laundry services are provided on-site in facilities constructed before February 15, 1977, the facility shall comply with the following provisions.
(A) The facility shall provide a laundry processing room with space for receiving, holding, and sorting soiled laundry, and with equipment capable of processing seven days’ laundry needs within a regularly scheduled work week. The facility shall keep the soiled and clean laundry functionally separate.
(B) The facility shall provide a space for holding soiled laundry that is exhausted to the outside.
(C) The facility shall provide hand-washing facilities within the laundry area.
(D) The facility shall provide clean laundry processing and storage rooms.
(3) If laundry is to be processed off-site, the following shall be provided:
(A) A soiled laundry holding room that is equipped with containers with tightly fitting lids and that is exhausted to the outside; and
(B) clean laundry receiving, holding, inspection, and storage rooms.
(o) Employees’ service areas. Each facility constructed after February 15, 1977 shall provide locker rooms, lounges, toilets, or showers to accommodate the needs of all personnel and volunteers in addition to those required for certain departments.
(p) Janitor’s closets. In addition to the janitor’s closets required in paragraphs (c)(10) and (m)(1)(E), the facility shall provide sufficient janitor’s closets throughout the facility to maintain a clean and sanitary environment.
(1) Each janitor’s closet shall contain either a floor receptor or service sink and storage space for housekeeping equipment and supplies.
(2) Each facility constructed before February 15, 1977 shall have at least one janitor’s closet.
(q) Engineering service and equipment areas. Each facility constructed after February 15, 1977 shall be equipped with the following areas:
(1) A maintenance office and shop;
(2) an equipment room or separate building for boilers, mechanical equipment, and electrical equipment; and
(3) a storage room for building maintenance supplies. The storage room may be a part of the maintenance shop in facilities of 120 or fewer beds.
(r) Waste processing services. The facility shall provide space and equipment for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, or removal, or by a combination of these techniques.
(Authorized by and implementing K.S.A. 39-932; effective Nov. 1, 1993; amended Feb. 21, 1997; amended October 8, 1999.)

PHYSICAL ENVIRONMENT, DETAILS AND FINISHES
(a) Details.
(1) The door on any room containing a bathing facility or toilet shall be capable of being opened from the outside.
(2) The doors to each bathing and toileting room with direct access from a resident bedroom shall be capable of opening outward or shall be designed to allow ingress to the room without pushing against a resident who may have collapsed in the room.
(3) The minimum width of each door to rooms needing access for beds or stretchers shall be three feet eight inches.
(4) Each door to resident toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of three feet.
(5) Each door on any opening between corridors and spaces subject to occupancy, except elevator doors, shall be swing-type.
(6) A maximum of five percent of doors from resident bedrooms to the corridor may be "dutch door" cut for physician-prescribed control of disoriented residents. The doors shall meet the

(7) The minimum width of each corridor in any resident use area shall be eight feet. The minimum clear width of each corridor in any service area shall be six feet.

(8) The facility shall provide an insect screen for each window and outer door which may be left in an open position. Each window shall be designed to prevent accidental falls when open or shall be equipped with a security screen.

(9) Doors shall not swing into corridors except doors to spaces such as small closets which are not subject to occupancy. Large walk-in closets shall be considered occupiable spaces.

(10) Each door, sidelight, borrowed light, and window in which the glazing is within 18 inches of the floor, thereby creating the possibility of accidental breakage by pedestrian traffic, shall be glazed with safety glass, wire glass, or plastic glazing material that will resist breaking and will not create dangerous cutting edges if broken. The facility shall provide similar materials in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety.

(11) The facility shall use safety glass or plastic glazing materials as described in paragraph (a)(10) of this regulation for shower doors and bath enclosures.

(12) The facility shall provide grab bars at all residents' toilets, showers, tubs, and sitz baths.
(A) The bars shall have 1 ½ inches clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of 250 pounds.
(B) Ends of grab bars shall be returned to the wall at each termination.

(13) If soap dishes are provided in showers and bathrooms, they shall be recessed.

(14) The facility shall provide handrails on both sides of corridors used by residents.
(A) The facility shall provide a clear distance of 1 ½ inches between the handrail and the wall.
(B) Ends of handrails shall be returned to the wall at each termination.
(C) Handrails shall not be considered an obstruction in measuring the clear width of corridors.

(15) The facility shall provide enclosed single-issue paper towel dispensers or mechanical hand-drying devices at all lavatories.

(16) Ceiling heights in facilities constructed after February 15, 1977 shall meet the following requirements.
(A) Boiler rooms shall have ceiling clearances not less than two feet six inches above the main boiler header and connecting piping.
(B) Rooms containing ceiling-mounted equipment shall be of sufficient height to accommodate the proper functioning, repair, and servicing of the equipment.
(C) All other rooms shall have a ceiling height of not less than eight feet, except that corridors, storage rooms, toilet rooms, and other minor rooms shall not be less than seven feet eight inches in height. Suspended tracks, rails, and pipes located in the path of normal traffic shall not be less than six feet eight inches above the floor.

(17) Recreation rooms, exercise rooms, and similar spaces where impact noises may be generated shall not be located directly over resident bed areas, unless the facility makes special provisions to minimize these noises. This requirement shall not apply to facilities constructed before February 15, 1977.

(18) Rooms containing heat-producing equipment, such as boiler or heater rooms and laundries, shall be insulated and ventilated to prevent any floor surface above the area from exceeding a temperature of 10o F or 6o C above the ambient room temperature.

(19) Sound transmissions criteria for partitions, floors and ceiling construction in resident areas shall meet the requirements as prescribed in "Guidelines for Construction and Equipment of Hospitals and Medical Facilities," published in 1993 by the American institute of architects press, section 7.28, table 1. This requirement shall apply to each facility constructed after May 1, 1982.
(b) Finishes.
(1) Each facility constructed after February 15, 1977 shall have finishes which meet the following requirements.
(A) 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 waterresistant and grease-proof.
(B) Joints in tile and similar materials in food areas shall be resistant to food acids.
(C) In areas subject to frequent wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions.
(D) Floors that are subject to traffic while wet, including showers and bath areas, kitchens and similar work areas, shall have a non-slip surface.
(E) Each wall base in kitchens, soiled workrooms, soiled utility rooms, janitor’s closets, laundries, and resident bathrooms shall be made integral and shall be coved with the floor, tightly sealed, and constructed without voids that can harbor insects.
(F) Each wall finish shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant. Finish, trim, and wall and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.
(G) Floor, wall, and ceiling penetrations by pipes, ducts, and conduits shall be tightly sealed to minimize entry of rodents and insects. Joints of structural elements shall be similarly sealed.
(H) Each ceiling shall be easily cleanable. Each ceiling in the dietary, food preparation, and food storage areas shall be washable and shall have a finished ceiling covering all overhead pipes and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces unless required for fire protection purposes.
(I) The facility shall provide sound absorbing materials for ceilings, for corridors in resident areas, nurses’ stations, day rooms, recreation rooms, dining areas, and waiting areas.

2) Each facility constructed before February 15, 1977 shall meet the following requirements.
(A) Each wall base in kitchens, soiled workrooms, and other areas which is frequently subject to wet cleaning methods shall be tightly sealed, and constructed without voids that can harbor insects.
(B) Each wall finish shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture-resistant. Finish, trim, wall, and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.
(C) Each floor and wall penetration by pipes, ducts, or conduits shall be tightly sealed to minimize entry of rodents and insects. Each joint of structural elements shall be similarly sealed.
(D) Each ceiling in the dietary, food preparation, and food storage areas shall be cleanable by dustless methods such as vacuum cleaning or wet cleaning. These areas shall not have exposed or unprotected sewer lines.


MECHANICAL AND ELECTRICAL REQUIREMENTS
28-39-162c. Nursing facility physical environment; mechanical and electrical requirements.
(a) Freestanding buildings. Separate freestanding buildings housing the boiler plant, laundry, shops, or general storage may be of unprotected noncombustible construction, protected noncombustible construction, or fire-resistive construction.
(b) Elevators. Throwover capability for elevators shall be provided to allow temporary operation for release of persons trapped between floors.
(c) Inspections and tests. The individual or company installing mechanical equipment shall inspect and test the equipment, and, if applicable, the owner shall be furnished written certification that the installation meets the requirements set forth in K.A.R. 28-39-162c and all applicable safety regulations and codes.
(d) Mechanical requirements. The facility shall meet mechanical requirements that ensure the safety, comfort, and convenience of residents and other occupants.

1. Each facility constructed or modified on or before May 1, 1982 shall meet the following requirements:
   A. All mechanical systems shall be tested, balanced, and operated to demonstrate to the owner or representative of the owner that the installation and performance of the systems conform to the requirements of the plans and specifications before completion and acceptance by the facility.
   B. Upon completion of the contract, the owner shall have a complete set of manufacturer’s operating, maintenance, and preventive maintenance instructions, parts list with numbers, and a description for each piece of equipment.
   C. The owner shall have complete instructions in the use of systems and equipment.

2. Any facility constructed or modified before May 1, 1982 shall not be required to provide evidence of testing and documentation of mechanical equipment installed before May 1, 1982.

(e) Thermal and acoustical insulation.

1. Each facility constructed after February 15, 1982 shall provide thermal or acoustical insulation for the following within the building:
   A. Boilers, smoke breeching, and stacks;
   B. steam supply and condensate return piping;
   C. piping for water 120°F or above, and all hot water heaters, generators, and converters;
   D. chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;
   E. water supply and drainage piping on which condensation may occur; and
   F. air ducts and casing with outside surface temperatures below ambient dew point.

2. Insulation may be omitted from hot water and steam condensate piping not subject to contact by residents.


4. Each facility constructed before May 1, 1982 shall provide thermal insulation on all ducts, pipes, and equipment having outside surface temperatures below ambient dew point when in use and shall include an exterior vapor barrier.
   A. The facility shall install insulation on all hot water and steam condensate piping that is subject to contact by residents.
   B. Insulation on cold surfaces shall include an exterior vapor barrier.

(f) Steam and hot water systems.

1. Each boiler shall have the capacity to supply the normal requirements of all systems and equipment based upon the net ratings established in "I = B = R ratings for boilers, baseboard radiation and finned tube (commercial) radiation," as published on January 1, 1992, by the hydronics institute and hereby adopted by reference.

2. The number and arrangement of boilers shall ensure that when one boiler breaks down or routine maintenance requires that one boiler be temporarily taken out of service, the capacity of the remaining boiler or boilers shall be at least 70 percent of the total required capacity, except that in areas with a design temperature of 20°F or more, the remaining boiler or boilers shall not be required to include boiler capacity for space heating.

3. Boiler feed pumps, heating circulating pumps, condensate return pumps, and fuel oil pumps shall be connected and installed to provide normal and standby service.

4. Supply and return mains of cooling, heating, and process systems shall be valved as required to isolate major sections of each system. Pieces of equipment shall be provided with isolation valves to allow removal of equipment without interfering with the operation of the remainder of the system.
Any facility constructed before February 15, 1977 shall not be required to comply with K.A.R. 28-39-162c subsection (e).

Heating, air-conditioning, and ventilation systems.

(1) Heating, air-conditioning, and ventilation system design specifications for facilities constructed after February 15, 1977 shall be as follows:

(A) The system shall be designed to maintain a year-round indoor temperature range in resident care areas of 70°F to 85°F. The winter outside design temperature of the facility shall be -10°F dry bulb, and the summer outside design temperature of the facility shall be 100°F dry bulb.

(B) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Table 1 shall be the minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates. The system shall meet the following requirements:

(i) Outdoor air intakes shall be located as far as practical and no fewer than 25 feet from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas that may collect vehicular exhaust or other noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical, and no fewer than six feet above ground level or, if installed above the roof, no fewer than three feet above roof level.

(ii) The ventilation system shall be designed to provide the pressure relationship shown in Table 1.

(iii) The bottoms of ventilation openings shall be no fewer than three inches above the floor of any room.

(iv) Corridors shall not be used to supply air to, or exhaust air from any room, except that air from corridors may be used to ventilate bathrooms, toilet rooms, janitors' closets, and small electrical or telephone closets opening directly onto corridors.

(v) All central ventilation or air-conditioning systems shall be equipped with filters having minimum efficiencies of 25 percent. All filter efficiencies shall be average dust spot efficiencies tested in accordance with the American society of heating, refrigeration, and air-conditioning engineers (ASHRAE) standard 52-76, as in effect on July 1, 1981, and hereby adopted by reference. Filter frames shall be durable and carefully dimensioned and shall provide an air-tight fit with the enclosing ductwork. All joints between filter segments and the enclosing ductwork shall be gasketed or sealed to provide a positive seal against air leakage.

(vi) Air-handling duct systems shall meet the requirements of the national fire protection association (NFPA) standard 90 A, as in effect on February 12, 1993, and is hereby adopted by reference.

(vii) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of national fire protection association (NFPA) standard 90 A, as in effect on February 12, 1993, except that all systems, regardless of size, that serve more than one smoke or fire zone, shall be equipped with smoke detectors that shut down fans automatically as delineated in paragraph 4-4.3 of that standard. Access for maintenance shall be provided at all dampers. Supply and exhaust ducts that pass through a required smoke barrier and through which smoke can be transferred to another area shall be provided with dampers at the barrier, controlled to close automatically to prevent the flow of air or smoke in either direction when the fan that moves the air through the duct stops. Dampers shall be equipped with remote control reset devices, except that manual reopening shall be permitted if dampers are conveniently located.

(viii) A return air duct that passes through a required smoke barrier shall be provided with a damper at the barrier that is actuated by a detector of smoke or products of combustion other than heat. The damper shall also be operated by detectors used to activate door-closing devices in the smoke partition or by detectors located to sense smoke in the return air duct from the smoke zone.

(ix) Exhaust hoods in food preparation areas shall have a minimum exhaust rate of 50 cfm per square foot of face area. The face area shall be the open area from the exposed perimeter of the
hood to the average perimeter of the cooking surfaces. Hoods over cooking ranges shall be
equipped with baffled grease filters and fire-extinguishing systems. Clean-out openings shall be
provided every 20 or fewer feet in horizontal exhaust duct systems serving these hoods.
(C) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of
equipment and to limit temperatures in working stations to not more than 97°F effective
temperature (E.T.).
(D) Air-handling units shall be located to permit access for service and filter maintenance.
Mechanically operated air-handling units shall not be located in attics, interstitial space above
ceilings, or other difficult access areas.
(2) Heating, air-conditioning, and ventilating systems in facilities constructed before February 15,
1977 shall meet the following requirements:
(A) The system shall be designed to maintain a year-round indoor temperature range in resident
care areas of 70°F to 85°F. The winter outside design temperature of the facility shall be -10°F
dry bulb, and the summer outside design temperature of the facility shall be 100°F dry bulb.
(B) Insulation shall be installed on all hot water and steam condensate piping that is subject to
contact by residents.
(C) The ventilation system shall be designed to provide the pressure relationship shown in table 1.
(h) Plumbing and piping systems.
(1) Plumbing and piping systems in facilities constructed after February 15, 1977 shall meet the
following requirements:
(A) The material used for plumbing fixtures shall be of non-absorptive, acid-resistant
material.
(B) The water supply spout for lavatories and sinks required in resident care areas shall be
mounted so that the discharge point is a minimum distance of five inches above the rim of the
fixture.
(C) The water supply spout for lavatories and sinks used by medical and nursing staff shall be
trimmed with a valve that can be operated without the use of hands. If blade handles are used, the
blades shall not exceed six inches on clinical sinks and 4½ inches in all other areas. This
requirement shall not apply to lavatories in resident bedrooms and toilet rooms.
(D) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal
provides a water surface.
(E) The facility shall provide nonslip surfaces in all shower bases and tubs.
(F) Water supply systems shall meet the following requirements:
(i) Systems shall be designed to supply water at sufficient pressure to operate all fixtures and
equipment during maximum demand periods.
(ii) Water service mains, branch mains, risers, and branches to groups of fixtures shall be valved.
Stop valves shall be provided at fixtures.
(iii) Backflow prevention devices or vacuum breakers shall be installed on hose bibs, janitors’
sinks, and bedpan flushing attachments, and on fixtures to which hoses or tubing can be attached.
(iv) Flush valves installed on plumbing fixtures shall be of a quiet operating type and shall be
equipped with silencers.
(v) Water distribution systems shall be arranged to provide hot water at hot water outlets at all
times. A maximum variation of 98°F to 120°F shall be acceptable at bathing facilities and
lavatories in resident use areas.
(G) Hot water heating equipment shall have sufficient capacity to supply hot water at temperatures
and amounts indicated below. Water temperature shall be measured at the hot water point of use
or at the inlet to processing equipment. Clinical Dietary Laundry
(H) Building sewers shall discharge into a community sewerage system or a sewerage system
having a permit from the department of health and environment.
(2) Each facility constructed before February 15, 1977 shall comply with the requirements found in paragraphs (h)(1)(E), (F), and (G) of this regulation.

(i) Electrical requirements. Each facility shall meet electrical requirements that ensure the safety, comfort, and convenience of residents and other occupants.

(1) Each facility constructed after February 15, 1977 shall comply with the following requirements:

(A) The facility shall install all materials, including equipment, conductors, controls, and signaling devices, to provide a complete electrical system with the characteristics and capacity to supply electricity to the electrical equipment shown in the specifications or indicated on the plans. All materials shall be listed as complying with available standards of underwriters laboratories, inc. or other nationally recognized testing laboratories.

(B) Switchboards and power panels.

(i) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panelboards shall be enclosed or guarded to provide a dead-front type of assembly.

(ii) The main switchboard shall be located in a separate enclosure.

(iii) Switchboards, power panels, safety switches, panelboards, and other electrical distribution equipment shall be located in spaces accessible only to facility-authorized persons, or shall have locking fronts.

(iv) Switchboards shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in dry ventilated space, free of corrosive fumes or gases.

(v) Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(C) Panelboards. Panelboards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement shall not apply to emergency system circuits.

(D) Lighting.

(i) Each space occupied by persons, machinery, equipment within the buildings, and Temperature (°F) 120 (Maximum) 120 (Minimum) 120 (Minimum)

(ii) Resident rooms shall have general lighting and night lighting. The facility shall provide a reading light for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident’s room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(iii) Minimum lighting intensity levels shall be those levels required in Table 2.

(iv) Portable lamps shall not be an acceptable light source except as specifically permitted in Table 2.

(v) Each corridor and stairway shall remain lighted at all times.

(vi) The facility shall equip each light located in an area accessible to a resident with a shade, globe, grid, or glass panel.

(E) Receptacles.

(i) Each resident bedroom shall have at least one duplex-grounding type receptacle on each side of the head of each bed and another duplex-grounding type receptacle on another wall. A television convenience outlet shall be located on at least one wall.

(ii) Duplex receptacles for general use shall be installed approximately 50 feet apart in all corridors and a maximum of 25 feet from the ends of corridors.

(F) Equipment installation in hydrotherapy areas. The electrical circuit or circuits to fixed or portable equipment in hydrotherapy units shall have five milliampere ground-fault interrupters.

(2) Each facility constructed before February 15, 1977 shall meet the following electrical requirements:

(A) Each space occupied by persons, machinery, and equipment within the buildings, each approach to buildings, and each parking lot shall have lighting.
(B) Resident bedrooms shall have general lighting and night lighting. The facility shall provide a reading light for each resident.

(C) Minimum lighting intensity levels shall be those levels required in Table 2.

(D) Portable lamps shall not be an acceptable light source except as specifically permitted in Table 2.

(E) Each corridor and stairway shall remain lighted at all times.

(F) Each light located in an area accessible to a resident shall be equipped with a shade, globe, grid, or glass panel.

(G) Resident rooms shall have at least one duplex-grounding type receptacle.

(H) The electrical circuit or circuits to fixed or portable equipment in hydrotherapy units shall be provided with five milliampere ground-fault interrupters.

(j) Emergency power. An emergency electrical power system shall supply power adequate for the following:

1. Lighting all emergency entrances and exits, exit signs, and exit directional lights;
2. Equipment to maintain the fire detection, fire alarm, and fire extinguishing systems;
3. Exterior door monitors;
4. Life support systems in the event that the normal electrical supply is interrupted. When life support systems are used, the facility shall provide emergency electrical power with an emergency generator as defined in national fire protection association (NFPA) 99, standard for health care facilities, as in effect on February 12, 1993, that is located on the premises;
5. A resident call system;
6. A fire pump, if installed;
7. General illumination and selected receptacles in the vicinity of the generator set; and
8. A paging or speaker system if the system is intended for communication during an emergency.

9. Facilities constructed before February 15, 1977 shall not be required to provide emergency electrical power to the resident call system.

(k) Space and equipment. The facility shall provide sufficient space and equipment in dining, health services, recreation, and program areas to enable staff to provide residents with needed services as required by these regulations and as identified in each resident’s plan of care.

(l) The facility shall install an electrical monitoring system on any door that is accessible to residents and that meets one of the following criteria:

A. The door opens to the exterior of the building.
B. The door opens into an area of the building licensed as an assisted living or a residential health care facility.
C. The door opens into an area of the building that is not licensed.

2. An electrical monitoring system shall not be required at a door that opens into an assisted living or residential health care facility when all doors to the exterior of the building are equipped with a monitoring system meeting the requirements specified in paragraph (m) (3).

3. The electrical monitoring system shall meet the following provisions:
A. Alerts personnel that a monitored door has been opened; and
B. Remains activated until manually reset by facility staff.

4. The monitoring system may be operated to permit total or selective disabling during daylight hours when there is visual control of the door by facility staff.

5. The electrical monitoring system selected shall be designed to prevent residents who wander from leaving the building without awareness of the staff.

(m) Any ice dispenser accessible to residents shall dispense ice directly into a container.

(n) Preventive maintenance program.

1. The facility shall implement a preventive maintenance program to ensure all of the following:
(A) Electrical and mechanical equipment is maintained in good operating condition.
(B) The interior and exterior of the building are safe, clean, and orderly.
(C) Resident care equipment is maintained in a safe, operating, and sanitary condition.

Building and equipment supplies shall be stored in areas not accessible to residents.

Housekeeping services.

1. The facility shall provide housekeeping services to maintain a safe, sanitary, and comfortable environment for residents and to help prevent the development or transmission of infections.
2. The facility shall be kept free of insects, rodents, and vermin.
3. The grounds shall be free from accumulation of rubbish and other health or safety hazards.
4. Wastebaskets shall be located at all lavatories.

(Authorized by and implementing K.S.A. 39-932; effective Nov. 1, 1993; amended Feb. 21, 1997; amended October 8, 1999.)

902 KAR 20:021. Facility specifications; skilled nursing.
RELATES TO: KRS 216B.010-216B.130, 216B.990(1), (2) STATUTORY AUTHORITY: KRS 216B.042, 216B.105 NECESSITY, FUNCTION, AND CONFORMITY: KRS 216B.042 and 216B.105 mandate that the Kentucky Cabinet for Human Resources regulate health facilities and health services. This administrative regulation provides for the licensure requirements for the structural specifications for the construction, alteration and maintenance of skilled nursing facilities.

Section 1. Definitions.
(1) "Board" means the Commission for Health Economics Control in Kentucky.
(2) "Licensee" means an authorization issued by the Board for the purpose of operating a skilled nursing facility.
(3) "Licensure agency" means the Division for Licensing and Regulation in the Office of the Inspector General, Department for Human Resources.

Section 2. Preparation and Approval of Plans and Specifications.
(1) Before construction is begun for the erection of new buildings or alterations to existing buildings or any change in facilities, for a skilled nursing facility, the licensee or applicant shall submit plans to the licensure agency for approval.
(2) All architectural, mechanical and electrical drawings shall bear either the seal of an architect registered in the Commonwealth of Kentucky or the seal of a professional engineer registered in the Commonwealth of Kentucky, or both.
(3) Drawings shall not exceed thirty-six (36) inches by forty-six (46) inches when trimmed.
(4) All such plans and specifications must be approved by the licensure agency prior to commencement of construction of new buildings or alterations of existing buildings.
(5) Plans and specifications in specific detail as required by the Kentucky Building Code shall be submitted together with architectural and/or engineering stamps as required by KRS Chapters 322 and 323, to the Department of Housing, Buildings and Construction for determining compliance with the Kentucky Building Code. All such plans and specifications must be approved by the Department of Housing, Buildings and Construction and appropriate local building permits shall be obtained prior to commencement of construction.

Section 3. Submission of Plans and Specifications.
(1) First stage; schematic plans.
   (a) Single line drawings of each floor shall show the relationship of the various departments or services to each other and the room arrangement in each department. The name of each room shall be noted. Drawings shall include typical patient room layouts (scaled one-fourth (1/4) inch = one
(1) foot) with dimensions noted. The proposed roads and walks, service and entrance courts, parking and orientation shall be shown in a plot plan.

(b) If the project is an addition, or otherwise related to existing buildings on the site, the plans shall show the facilities and general arrangements of those buildings.

(2) Second stage; preliminary plans. Preliminary sketch plans shall include the following:

(a) Architectural. Plans of basement and floors.

(b) Outline specifications.

1. General description of the construction, including interior finishes, types and locations of acoustical material, and special floor covering;
2. Description of the air-conditioning, heating and ventilation systems and their controls, duct and piping systems, as well as dietary, laundry, sterilizing, and other special equipment;
3. General description of electrical service including voltage, number of feeders, and whether feeders are overhead or underground.

(3) Third stage; contract documents.

(a) Working drawings. Working drawings shall be complete and adequate for bid, contract, and construction purposes. Drawings shall be prepared for each of the following branches of the work: architectural, structural, mechanical, and electrical. They shall include the following:

1. Architectural drawings.
   a. Approach plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new building structures, roadways, walks, and parking areas;
   b. Plan of each basement, floor and roof;
   c. Elevations of each facade;
   d. Sections through building;
   e. Required scale and full-size details;
   f. Schedule of doors, windows, and room finishes;
   g. Location of all fixed equipment on a layout of typical and special rooms indicating all fixed equipment and major items of movable equipment. Equipment not included in contract shall be so indicated;
   h. Conveying systems. Details of construction, machine and control spaces necessary, size and type of equipment, and utility requirements for the following: dumbwaiters - electric, hand, hydraulic; elevators - freight, passenger, patient; loading dock devices; pneumatic tube systems.

2. Structural drawings.
   a. Plans for foundations, floors, roofs, and all intermediate levels with sizes, sections, and the relative location of the various structural members;
   b. Dimensions of special openings;
   c. Details of all special connections, assemblies, and expansion joints.

3. Mechanical drawings.
   a. Heating, steam piping, and air-conditioning systems. Radiators and steam heated equipment, such as sterilizers, warmers, and steam heating and steam mains and branches with pipe sizes; diagram of heating and steam risers with pipe sizes; sizes, types, and capacities of boilers, furnaces, hot water heaters with stoker; oil burners, or gas burners; pumps, tanks, boiler breeching, and piping and boiler room accessories; air-conditioning systems with required equipment, hot water and refrigerant piping, and ducts; supply and exhaust ventilation systems with heating/cooling connections and piping; air quantities for all room supply and exhaust ventilating duct openings.
   b. Plumbing, drainage, and standpipe systems. Size and elevation of: street sewer, house sewer, house drains, street water main, and water service into the building; location and size of soil, waste, and water service with connections to house drains, clean-outs, fixtures,
and equipment; size and location of hot, cold and circulating branches, and risers from the service entrance, and tanks; riser diagram of all plumbing stacks with vents where required; all fixtures and equipment that require water and drain connections.

4. Electrical drawings.
   a. Electrical service entrance with switches and feeders to the public service feeders, characteristics of the light and power current, transformers and their connections if located in the building;
   b. Location of main switchboard, power panels, light panels, and equipment. Diagram of feeders and conduits with schedule of feeder breakers or switches;
   c. Light outlets, receptacles, switches, power outlets, and circuits;
   d. Telephone layout showing service entrance, telephone switchboard, strip boxes, telephone outlets, and branch conduits;
   e. Nurses' call systems with outlets for beds, duty stations, door signal light, annunciators, and wiring diagrams;
   f. Emergency electrical system with outlets, transfer switch, sources of supply, feeders, and circuits;
   g. All other electrically operated systems and equipment.

(b) Specifications. Specifications shall supplement the drawings to fully describe types, sizes, capacities, workmanship, finishes and other characteristics of all materials and equipment and shall include:

1. Cover or title sheet;
2. Index;
3. Sections describing materials and workmanship in detail for each class of work;
4. Access to the work. Representatives of the appropriate state agencies shall have access at all reasonable times to the work wherever it is in preparation or progress, and the contractor shall provide proper facilities for such access and inspection.

Section 4. Compliance with Building Codes, Ordinances and Administrative Regulations.
(1) This section may be administered independently from other sections of this administrative regulation.
(2) General. Nothing stated herein shall relieve the sponsor from compliance with building codes, ordinances, and regulations which are enforced by city, county, or state jurisdictions.
(3) The following requirements shall apply where applicable and as adopted by the respective agency authority:
   (a) Requirements for safety pursuant to 815 KAR 10:020, as amended.
   (b) Requirements for plumbing pursuant to 815 KAR 20:010 to 20:190, as amended.
   (c) Requirements for air contaminants for incinerators pursuant to 401 KAR 59:020 and 401 KAR 61:010.
   (d) Requirements for elevators pursuant to 803 KAR 4:010.
   (e) Requirements for making buildings and facilities accessible to and usable by the physically handicapped, pursuant to KRS 198B.260 and administrative regulations promulgated thereunder.
   (4) Prior to occupancy, facility must have final approval from appropriate agencies.
(5) All facilities shall be currently approved by the Fire Marshal's Office in accordance with the Life Safety Code, before relicensure is granted by the licensure agency.

Section 5. Facility Requirements and Special Conditions.
(1) Facilities shall be available to the public, staff, and patients who may be physically handicapped with special attention given to ramps, drinking fountain height, mirrors, etc.
(2) The number of beds in a nursing unit shall not exceed sixty (60) unless additional services are provided, as deemed necessary by the licensure agency. At least two (2) rooms per nursing unit shall be designed for single person occupancy (one (1) bed) and shall have private toilet rooms.
with bath. At least sixty (60) percent of the beds shall be located in rooms designed for one (1) or
two (2) beds.

Section 6. Nursing Unit.

(1) Patient rooms. Each patient room shall meet the following requirements:
(a) Maximum room capacity: four (4) patients;
(b) Patient rooms shall be designed to permit no more than two (2) beds side by side parallel to the
window wall. Not less than a four (4) foot space shall be provided between beds, and at least a
three (3) foot space between the side of a bed and the nearest wall, fixed cabinet, or
heating/cooling element. A minimum of four (4) feet is required between feet of bed and opposite
wall, or feet of opposite bed in multibed rooms;
(c) Window. All patient rooms must have windows opening to the outside. The sill shall not be
higher than three (3) feet above the floor and shall be above grade. The window area shall be at
least eight (8) percent of patient floor area;
(d) Lavatory. In single and two (2) bed rooms with private toilet room, the lavatory may be located
in the toilet room. Where two (2) patient rooms share a common toilet, a lavatory shall be provided
in each patient room;
(e) Wardrobe or closet for each patient. Minimum clear dimensions: one (1) foot and ten (10)
inches deep by one (1) foot and eight (8) inches wide with full length hanging space clothes rod
and shelf;
(f) Cubicle curtains, or equivalent built-in devices shall be provided, for complete privacy for each
patient in each multibed room and in tub, shower and toilet rooms;
(g) No patient room shall be located more than 120 feet from the nurses’ station, the clean workroom,
and the soiled workroom. No room shall be used as a patient room where the access is
through another patient’s room.

(2) Patient toilet rooms
(a) A toilet room shall be directly accessible from each patient room and from each central bathing
area without going through the general corridor. One (1) toilet room may serve two (2) patient
rooms but not more than four (4) beds. The minimum dimensions of any room containing only a
toilet shall be three (3) feet by five (5) feet; bedpan flushing devices must be provided in each toilet
room;
(b) Toilets must be easily usable by wheelchair patients. Grab bars shall be provided at all toilets;
c) At least one (1) toilet for each sex shall be provided for training purposes and access by w
heelchairs. This shall be accessible from the nursing corridor and may be part of the bathing area.
Minimum size shall be five (5) feet by six (6) feet;
(d) Doors to toilet rooms shall have a minimum width of two (2) feet and ten (10) inches to admit
a wheelchair.

(3) Service areas in each nursing unit. The size of each service area will depend on the number and
types of beds within the unit and shall include:
(a) Nurses’ station for nurses’ charting, doctors’ charting, communications, and storage for supplies
and nurses’ personal effects;
(b) Staff lounge area. The area shall have personal storage space and a toilet room for staff;
(c) Visitors toilet room. The facility shall provide a toilet room for visitors. The staff toilet room may
serve as the visitors toilet room if marked and accessible;
(d) Clean workroom for storage and assembly of supplies for nursing procedures, containing w ork
counter, sinks and a small sterilizer;
(e) Soiled workroom containing clinical sink, w ork counter with two (2) compartment sink, w
aste receptacles, soiled linen receptacles, and a bedpan washing device;
(f) Medicine room adjacent to nurses’ station with sink, refrigerator, locked storage, and facilities
for preparation and dispensing of medication. (This may be designated area w ithin clean w
orkroom if a self-contained cabinet is provided.) The controlled substances locker must be under
double lock and wired to warning light at nurses’ station;
(g) Clean linen storage with enclosed storage space. (This may be a designated area within the
clean workroom.);
(h) Nourishment station with storage space, sink, hot plate and refrigerator for serving between-
meal nourishments. (This may serve more than one (1) nursing unit on the same floor.);
(i) Equipment storage room for storage of “IV” stands, inhalators, air mattresses, walkers, and
similar bulky equipment;
(j) Patient baths. One (1) shower stall or one (1) bathtub shall be required for each fifteen (15)
beds not individually served. There shall be at least one (1) free standing bathtub in each bathroom.
Grab bars or patient lift with a safety device shall be provided at all bathing fixtures. Each bathtub
or shower enclosure in central bathing facilities shall provide space for the private use of bathing
fixture, for dressing, and for a wheelchair and attendant. Showers in central bathing facilities shall
not be less than four (4) feet square, without curbs, and designed to permit use from a wheelchair.
Soap dishes in showers and bathrooms shall be recessed;
(k) Stretcher and wheelchair parking area or alcove;
(l) Janitor’s closet for storage of housekeeping supplies and equipment with floor receptor or
service sink.
(4) Special purpose room(s) for consultation, examination, treatment, and therapeutic and nursing
procedures. This may serve more than one (1) nursing unit on the same floor. Provide lavatory,
storage, and space for treatment table. Minimum floor area shall be nine (9) feet by eleven (11) feet.
(5) Patients’ dining, TV viewing and recreation areas.
(a) The total areas set aside for these purposes shall be not less than thirty (30) square feet per bed
for the first fifty (50) beds and twenty (20) square feet per bed for all beds in excess of fifty (50).
Additional space shall be provided for outpatients if they participate in a day care program;
(b) Storage shall be provided for recreational equipment and supplies (e.g., all cabinets and
closets).
Section 7. Therapy Units.
(1) If the facility has a physical therapy unit the following shall be provided (depending on the
program):
(a) Office (may also serve for occupational therapy office);
(b) Exercise and treatment areas with sink or lavatory and cubicle curtains around treatment
areas;
(c) Hydrotherapy areas with cubicle curtains around treatment areas;
(d) Storage for supplies and equipment;
(e) Toilet rooms located for convenient access by physical therapy patients (may also serve
occupational therapy patients).
(2) Facilities with 100 beds or more shall have an occupational therapy unit which shall include:
(a) Office space (may be shared with physical therapy office);
(b) Therapy area with sink or lavatory;
(c) Storage for supplies and equipment;
(d) Toilet room (not required if other toilet facilities are convenient);
(e) Personal care room with shampoo sink and space for barber chair.
Section 8. Dietary Department.
If a commercial service will be used or meals will be provided by an adjacent hospital, dietary
areas and equipment shall be designed to provide for sanitary storage, processing, and handling,
otherwise the following shall be provided:
(1) Food preparation center with a lavatory but no mirror;
(2) Food serving facilities to accommodate patients and staff;
(3) Dishwashing room with a commercial-type dishwashing equipment and a lavatory;
(4) Pot-w ashing facilities;
(5) Refrigerated storage to accommodate a three (3) day supply;
(6) Dry storage to accommodate a three (3) day supply;
(7) Cart cleaning facilities;
(8) Cart storage area;
(9) Waste disposal facilities;
(10) Can-w ashing facilities;
(11) Staff dining facilities;
(13) Dietician's office (may be omitted in facilities with less than 100 beds if desk space is provided in kitchen);
(14) Janitor's closet with storage for housekeeping supplies and equipment, floor receptor or service sink;
(15) Toilet room which is conveniently accessible for dietary staff with a two (2) door separation from food preparation area or dining areas.

Section 9. Administration Department.
The facility shall have adequate administrative, public, and staff facilities (e.g., offices, lobby, toilet facilities) to accommodate the needs of the public, patients, and staff without interfering with the provision of medical care services.

Section 10. Laundry.
The following shall be included:
(1) Soiled linen room;
(2) Clean linen and mending room;
(3) Linen cart storage;
(4) Lavatories accessible from soiled, clean, and processing rooms;
(5) Laundry processing room with commercial type equipment shall be sufficient to take care of seven (7) days' needs within the workweek;
(6) Janitor's closet with storage for housekeeping supplies and equipment and a floor receptor or service sink;
(7) Storage for laundry supplies. (Items of subsections (5), (6), and (7) of this section need not be provided if laundry is processed outside the facility.)

Section 11. Storage and Service Areas.
The following shall be included:
(1) Central storage room(s). Provide at least ten (10) square feet per bed for the first fifty (50) beds and five (5) square feet per bed for all beds over fifty (50), to be concentrated in one (1) area;
(2) Locker rooms. Provide locker rooms with toilets, and lavatories for staff and volunteers and rest space for females;
(3) Engineering service and equipment areas. The following shall be provided:
(a) Boiler room;
(b) Engineer's office (may be omitted in facilities of less than 100 beds);
(c) Mechanical and electrical equipment room(s) (can be combined with boiler room);
(d) Maintenance shop(s). At least one (1) room shall be provided;
(e) Storage room for building maintenance supplies and paint storage;
(f) Storage room for housekeeping equipment (need not be provided if space is available in janitor's closets or elsewhere);
(g) Toilet and shower rooms (may be omitted in facilities of less than 100 beds);
(h) Incinerator space. The incinerator, if required, shall be in a separate room, or in a designated area within the boiler room, or outdoors;
(i) Refuse room for holding trash prior to disposal located convenient to service entrance;
(j) Yard equipment storage room for yard maintenance equipment and supplies.
Section 12. Details and Finishes.
The facility shall be designed for maximum safety for the occupants to minimize the incidence of accidents. Hazards such as sharp corners shall be avoided. All details and finishes shall meet the following requirements:

(1) Details.
(a) Doors to patient toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two (2) feet and ten (10) inches;
(b) Such items as drinking fountains, telephone booths and vending machines shall be located so that they do not project into the required width of exit corridors;
(c) Handrails shall be provided on both sides of corridors used by patients in facilities with a clear distance of one and one-half (1 1/2) inches between handrail and wall;
(d) All doors to patient room toilet rooms and patient room bathrooms shall swing outward or shall be equipped with hardware which will permit access in any emergency;
(e) All doors opening onto corridors shall be swinging-type except elevator doors. Alcoves and similar spaces which generally do not require doors are excluded from this requirement;
(f) Thresholds and expansion joint covers, if used, shall be flush with the floor;
(g) Grab bars and accessories in patient toilet, shower, and bathrooms shall have sufficient strength and anchorage to sustain a load of 250 pounds for five (5) minutes;
(h) Lavatories intended for use by patients shall be installed to permit wheelchairs to slide under;
(i) The location and arrangement of lavatories and sinks with blade handles intended for hand-washing purposes shall provide sixteen (16) inches clearance each side of center line of fixture;
(j) Mirrors shall be arranged for convenient use by patients in wheelchairs as well as by patients in standing position;
(k) Towel dispensers shall be provided at all lavatories and sinks used for hand-washing;
(l) If linen and refuse chutes are used, they shall be designed as follows:
   1. Minimum diameter of gravity-type chutes shall be two (2) feet;
   2. Chutes shall extend at least four (4) feet above the roof and shall be covered by a metal skylight glazed with thin plain glass or plastic.
(m) Ceiling heights.
   1. The boiler room ceiling shall not be less than two (2) feet and six (6) inches above the main boiler header and connecting piping with nine (9) feet headroom under piping for maintenance and access;
   2. Ceilings in corridors, storage rooms, patients' toilet room, and other minor rooms shall not be less than seven (7) feet and six (6) inches;
   3. Ceilings in all other rooms shall not be less than eight (8) feet.
(n) Boiler room, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of eighty-five (85) degrees Fahrenheit.
(o) Noise reduction criteria. Provision shall be made to minimize sound transmission:
   1. Corridors in patient areas;
   2. Nurses' stations;
   3. Utility rooms;
   4. Floor pantries; and
   5. Lobbies and recreation areas.
(p) Special attention shall be given to sound transmission from boiler rooms, mechanical rooms, and kitchen, to patient bedroom areas.

(2) Finishes.
(a) All floors shall be easily cleanable and shall have the wear resistance appropriate for the location involved. Floors in kitchen and related spaces shall be waterproof and grease-proof. In all areas where floors are subject to wetting, they shall have a nonslip finish. Carpeting is not
permitted in the following areas: kitchen, dishwashing room, soiled utility room, janitor's closet, soiled linen rooms, storage room, bathrooms, public toilet rooms, patient toilet rooms, hydrotherapy rooms, treatment room, and any other room where the floor is subject to repeated wetting or soiling.

(b) Adjacent dissimilar floor materials shall be flush with each other to provide an unbroken surface.

(c) Walls generally shall be washable, and in the immediate area of plumbing fixtures, the finish shall be moisture-proof. Wall bases in dietary areas shall be free of spaces that can harbor insects.

(d) Ceilings generally shall be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops and similar spaces.

Section 13. Elevators.
All facilities where either patient beds or inpatient facilities such as diagnostic, recreation, patient dining or therapy rooms are located other than the first floor, shall have electric or electrohydraulic elevators as follows:

(1) Number of elevators. All facilities with patient beds or residential facilities located on any floor other than the first floor shall have at least one (1) hospital-type elevator and such additional elevators as determined by the licensure agency from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Cars of hospital-type elevators shall have inside dimensions that will accommodate a patient's bed and attendants and shall be at least five (5) feet wide by seven (7) feet and six (6) inches deep. Car doors shall have a clear opening of not less than three (3) feet and eight (8) inches. Cars of all other required elevators shall have a clear opening of not less than three (3) feet.

(3) Leveling. Elevators shall have automatic leveling of the two (2) way automatic maintaining type within plus or minus one-half (1/2) inch.

Section 14. Construction.
Foundations shall rest on natural solid ground if a satisfactory soil is available at reasonable depths. Proper soil bearing values shall be established in accordance with recognized standards. If solid ground is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement.

Section 15. Mechanical Requirements.
(1) General. Prior to completion of the contract and final acceptance of the facility, the architect and/or engineer shall obtain certification from the contractor that all mechanical systems have been tested and that the installation and performance of these systems conform to the requirements of the plans and specifications.

(2) Steam and hot water systems.
(a) Boilers. If boilers are used, a minimum of two (2) must be provided. The combined capacity of boilers, based upon the published Steel Boiler Institute of Boiler and Radiator Manufacturer's net rating, must be able to supply 150 percent of the normal requirements of all systems and equipment.

(b) Boiler accessories. Boiler feed pumps, condensate return pumps, fuel oil pumps, and circulating pumps shall be connected and installed to provide standby service when any pump breaks down.

(3) Temperatures and ventilating systems.
(a) Temperatures. A minimum temperature of seventy-two (72) degrees Fahrenheit shall be provided for in all occupied areas in winter conditions. A maximum temperature of eighty-five (85) degrees Fahrenheit shall be provided for in occupied areas in summer conditions.

(b) Ventilation system details. All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Section 17, Table 1 of this administrative regulation, shall be considered
as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates if they are required to meet design conditions.

1. Outdoor ventilation air intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five (25) feet from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight (8) feet above the ground level or, if installed through the roof, three (3) feet above roof level.

2. The ventilation systems shall be designed and balanced to provide the general pressure relationship to adjacent areas as shown in Section 17, Table 1 of this administrative regulation.

3. Room supply air inlets, recirculation, and exhaust air outlets installed in nonsensitive areas shall be located not less than three (3) inches above the floor.

4. Corridors shall not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor's closets opening directly into corridors.

5. Filters. Central systems designed for recirculation of air shall be equipped with a minimum of two (2) filter beds. Filter bed #1 shall be located upstream of the conditioning equipment and shall have a minimum efficiency of thirty (30) percent. Filter bed #2 shall be located downstream of the conditioning equipment and shall have a minimum efficiency of ninety (90) percent. Central air systems using 100 percent outdoor air shall be provided with filters rated at eighty (80) percent efficiency. The above filter efficiencies shall be warranted by the manufacturer and shall be based on the National Bureau of Standards Dust Spot Test Method with Atmospheric Dust. Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing ductwork. All joints between filter segments and the enclosing ductwork shall be gasketed and sealed to provide a positive seal against air leakage.

6. A manometer shall be installed across each filter bed serving central air systems.

7. Cold-air ducts shall be insulated wherever necessary to maintain the efficiency of the system and to minimized condensation problems.

8. The air from dining areas may be used to ventilate the food preparation areas only after it has passed through a filter with eighty (80) percent efficiency.

9. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and required temperatures in the facility.

4) Plumbing and other piping systems.

(a) Lavatories and sinks required in patient care areas shall have the water supply spout mounted so that its discharge point is a minimum distance of five (5) inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by patients and food handlers shall be trimmed with valves which can be operated without the use of hands. Where blade handles are used for this purpose, they shall be at a distance from the center line of the sink to be operational.

(b) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

5) Water supply system shall meet the following requirements:

(a) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.

(b) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(c) Hot, cold and chilled water piping and waste piping on which condensation may occur shall be insulated. Insulation of cold and chilled water lines shall include an exterior vapor barrier.

(d) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitor's sinks and bedpan flushing attachments.
(e) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(f) Bedpan flushing devices shall be provided.

(g) Hot water distribution systems shall be arranged to provide hot water at each fixture at all times.

(h) Plumbing fixtures which require hot water and which are intended for patient use shall be supplied with hot water which is controlled to provide a maximum water temperature of 110 degrees Fahrenheit at the fixture.

(i) Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of, or condensation from, necessary overhead piping systems.

(6) Hot water heaters and tanks.

(a) The hot water heating equipment shall have sufficient capacity to supply the water at the temperature and amounts indicated below:

<table>
<thead>
<tr>
<th>Use</th>
<th>Clinical Dishwasher</th>
<th>Laundry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gal/hr/bed</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Gal/hr/bed</td>
<td>1/2</td>
<td>4</td>
</tr>
<tr>
<td>Gal/hr/bed</td>
<td>4</td>
<td>4 1/2</td>
</tr>
<tr>
<td>Temp. F.</td>
<td>100-110</td>
<td>180*</td>
</tr>
<tr>
<td></td>
<td></td>
<td>140-180**</td>
</tr>
</tbody>
</table>

*Temperature may be reduced to 140 if chloritizer is used.

**If the temperature used is below 180, the facility shall utilize detergents and other additives to insure that the linens will be adequately cleaned.

(b) Storage tank(s) shall be provided and shall be fabricated of corrosion-resistant metal, or have noncorrosive lining.

(7) Plumbing approval. Prior to final approval of the plans and specifications by the licensure agency, the plumbing plans and specifications must be approved by the Division of Plumbing, Department of Housing, Buildings and Construction.

Section 16. Electrical Requirements.

(1) Electrical requirements of the Kentucky Building Code shall apply where applicable.

(2) The wiring in each facility shall be inspected by a certified electrical inspector and a certificate of approval shall be issued to the facility prior to occupancy; however, the wiring in existing buildings shall be approved by a certified electrical inspector only when the building has not been previously so approved for health care occupancy or where the state Fire Marshal finds that a hazardous condition exists.

(3) Switchboard and power panels. All breakers and switches shall be indexed.

(4) Lighting.

(a) All spaces occupied by people, machinery, and equipment within buildings, and the approaches thereto, and parking lots shall have electric lighting.

(b) Patients' bedrooms shall have general lighting and night lighting. A reading light shall be provided for each patient. A fixed receptacle type night light mounted approximately sixteen (16) inches above the floor, shall be provided in each patient room. Patients' reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminaire. All switches for control of light in patient areas shall be of the quiet operating type.

(c) Lighting levels for the facility shall comply with the requirements of Section 17, Table 2 of this administrative regulation.

(5) Receptacles. Convenience outlets.

(a) Bedroom. Each patient bedroom shall have duplex receptacles as follows: one (1) each side of the head of each bed (for parallel adjacent beds, only one (1) receptacle is required between the beds); receptacles for luminaires, television and motorized beds, if used, and one (1) receptacle on another wall.
(b) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends of corridors.

(6) Nurses’ calling systems. A nurses’ calling station shall be installed at each patient bed and in each patient toilet, bath, and shower room. The nurses’ call in toilet, bath, or shower rooms shall be an emergency call. All calls shall register at the nurses’ station and shall actuate a visible signal in the corridor at the patients’ door, in the clean workroom, soiled workroom, and nourishment station of the nursing unit. Nurses’ call systems which provide two (2) way voice communication shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating.

(7) Emergency electric service.

(a) General. To provide electricity during an interruption of the normal electric supply that could affect the nursing care, treatment, or safety of the occupants, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power.

(b) Sources. The source of this emergency electric service shall be as follows:

1. An emergency generating set, when the normal service is supplied by one (1) or more central station transmission lines;
2. An emergency generating set or a central station transmission line, when the normal electric supply is generated on the premises.

(c) Emergency generating set.

1. The required emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical systems. The emergency generator set shall be of sufficient kilowatt capacity to supply all emergency electrical connections itemized in paragraph (d) below.
2. In facilities constructed prior to the effective date of this administrative regulation which are supplied by at least two (2) dedicated and separate utility service feeders, an emergency generating set is not required.

(d) Emergency electrical connections. Emergency electric service shall be provided to circuits as follows:

1. Lighting.
   a. Exitways and all necessary ways of approach thereto, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors;
   b. Dining and recreation rooms;
   c. Nursing station and medication preparation area;
   d. Generator set location, switch-gear location, and boiler room;
   e. Elevator; and
   f. Night lights in patient rooms.

2. Equipment. Essential to life safety and for protection of important or vital materials.
   a. Nurses’ calling systems;
   b. Sewage or sump lift pump, if installed;
   c. At least one (1) duplex receptacle in each patient room;
   d. One (1) elevator, where elevators are used for vertical transportation of patients. Provide manual switch-over to operate other elevators;
   e. Equipment such as burners and pumps necessary for operation of one (1) or more boilers and their necessary auxiliaries and controls, required for heating and sterilization; and
   f. Equipment necessary for maintaining telephone service.

3. Heating. Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms. Emergency heating of patient rooms will not be required in areas where the facility is supplied by at least two (2) utility service feeders, each supplied by separate generating sources or a network distribution system fed by two (2) or more generators, with the facility feeders so routed, connected, and protected that a fault...
any place between the generators and the facility will not likely cause an interruption of more than one (1) of the facility service feeders.

(e) Details. The emergency system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected within ten (10) seconds through one (1) or more primary automatic transfer switches to all emergency lighting, all alarms, nurses’ call, all equipment necessary for maintaining telephone service, and receptacles in patient corridors. All other lighting and equipment required to be connected to the emergency system shall either be connected through the above described primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification. Storage-battery-powered lights shall not be used as a substitute for the requirement of a generator. Where fuel is normally stored on the site, the storage capacity shall be sufficient for twenty-four (24) hour operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required.

Section 17. Tables.

Table 1, Pressure Relationships and Ventilation of Certain Skilled Nursing Facilities Areas; and Table 2, Lighting Levels for Skilled Nursing Facilities.

(b) Housekeeping and maintenance services.

1. The facility shall maintain a clean and safe facility free of unpleasant odors. Odors shall be eliminated at their source by prompt and thorough cleaning of commodes, urinals, bedpans and other obvious sources.
2. An adequate supply of clean linen shall be on hand at all times. Soiled clothing and linens shall receive immediate attention and shall not be allowed to accumulate. Clothing or bedding used by one (1) patient shall not be used by another until it has been laundered or dry cleaned.
3. Soiled linen shall be placed in washable or disposable containers, transported in a sanitary manner and stored in separate, wellventilated areas in a manner to prevent contamination and odors. Equipment or areas used to transport or store soiled linen shall not be used for handling or storing of clean linen.
4. Soiled linen shall be sorted and laundered in the soiled linen room in the laundry area. Hand-washing facilities with hot and cold water, soap dispenser and paper towels shall be provided in the laundry area.
5. Clean linen shall be sorted, dried, ironed, folded, transported, stored and distributed in a sanitary manner.
6. Clean linen shall be stored in clean linen closets on each floor, close to the nurses’ station.
7. Personal laundry of patients or staff shall be collected, transported, sorted, washed and dried in a sanitary manner, separate from bed linens.
8. Patients’ personal clothing shall be laundered as often as is necessary. Laundering of patients’ personal clothing shall be the responsibility of the facility unless the patient or the patient’s family accepts this responsibility. Patient’s personal clothing laundered by or through the facility shall be marked to identify the patient-owner and returned to the correct patient.
9. Maintenance. The premises shall be well kept and in good repair. Requirements shall include:
   a. The facility shall assure that the grounds are well kept and the exterior of the building, including the sidewalks, steps, porches, ramps and fences are in good repair.
   b. The interior of the building including walls, ceilings, floors, windows, window coverings, doors, plumbing and electrical fixtures shall be in good repair. Windows and doors shall be screened.
   c. Garbage and trash shall be stored in areas separate from those used for the preparation and storage of food and shall be removed from the premises regularly. Containers shall be cleaned regularly.
d. A pest control program shall be in operation in the facility. Pest control services shall be provided by maintenance personnel of the facility or by contract with a pest control company. The compounds shall be stored under lock.

(c) Room accommodations.
1. Each patient shall be provided a standard size bed or the equivalent at least thirty-six (36) inches wide, equipped with substantial springs, a clean comfortable mattress, a mattress cover, two (2) sheets and a pillow, and such bed covering as is required to keep the patients comfortable. Rubber or other impervious sheets shall be placed over the mattress cover when necessary. Beds occupied by patients shall be placed so that no patient may experience discomfort because of proximity to radiators, heat outlets, or by exposure to drafts.
2. The facility shall provide window coverings, bedside tables with reading lamps (if appropriate), comfortable chairs, chest or dressers with mirrors, a night light, and storage space for clothing and other possessions.
3. Patients shall not be housed in unapproved rooms or unapproved detached buildings.
4. Basement rooms shall not be used for sleeping rooms for patients.
5. Patients may have personal items and furniture when it is physically feasible.
6. There shall be a sufficient number of tables provided that can be rolled over a patient's bed or be placed next to a bed to serve patients who cannot eat in the dining room.
7. Each living room or lounge area and recreation area shall have an adequate number of reading lamps, and tables and chairs or settees of sound construction and satisfactory design.
8. Dining room furnishings shall be adequate in number, well constructed and of satisfactory design for the patients.
9. Each patient shall be permitted to have his own radio and television set in his room unless it interferes with or is disturbing to other patients. (8 Ky.R. 383; Am. 885; eff. 4-7-82; 11 Ky.R. 811; eff. 12-11-84; 13 Ky.R. 342; eff. 9-4-86; 1133; eff. 2-10-87; 16 Ky.R. 2477; 17 Ky.R. 58; 7-18-90; 1572; 1998; 2193; eff. 12-18-90; 24 Ky.R. 2218; 25 Ky.R. 315; eff. 8-17-98.)

902 KAR 20:046. Facility specifications; nursing homes.
RELATES TO: KRS 216B.010-216B.130, 216B.990(1), (2) STATUTORY AUTHORITY: KRS 216B.042, 216B.105 NECESSITY, FUNCTION, AND CONFORMITY: KRS 216B.042 and 216B.105 mandate that the Kentucky Cabinet for Human Resources regulate health facilities and health services. This administrative regulation provides licensure requirements for structural specifications for the alteration and maintenance of existing nursing home facilities.

Section 1. Definitions.
(1) "Board" means the Commission for Health Economics Control in Kentucky.
(2) "License" means an authorization issued by the board for the purpose of operating a nursing home facility.
(3) "Licensure Agency" means the Division for Licensing and Regulation in the Office of the Inspector General, Cabinet for Human Resources.

Section 2. Preparation and Approval of Plans and Specifications.
(1) Before alterations are begun to existing buildings or any change in existing nursing home facilities, the licensee or applicant shall submit plans to the licensure agency for approval.
(2) All architectural, mechanical and electrical drawings shall bear either the seal of an architect registered in the Commonwealth of Kentucky or the seal of a professional engineer registered in the Commonwealth of Kentucky, or both.
(3) Drawings shall not exceed thirty-six (36) inches by forty-six (46) inches when trimmed.
(4) All such plans and specifications must be approved by the licensure agency prior to commencement of alteration of existing buildings.
(5) Plans and specifications in specific detail as required by the Kentucky Building Code shall be submitted together with architectural and/or engineering stamps as required by KRS Chapters 322 and 323, to the Department of Housing, Buildings and Construction for determining compliance.
with the Kentucky Building Code. All such plans and specifications must be approved by the Department of Housing, Buildings and Construction and appropriate local building permits shall be obtained prior to commencement of any alteration.

**Section 3. Submission of Plans and Specifications.**

(1) First stage, schematic plans.

(a) Single line drawings of each floor shall show the relationship of the various departments or services to each other and the room arrangement in each department. The name of each room shall be noted. Drawings shall include typical patient room layouts (scaled one-fourth (1/4) inch to one (1) foot) with dimensions noted. The proposed roads and walks, service and entrance courts, parking and orientation shall be shown in a plot plan.

(b) If the project is an addition or is otherwise related to existing buildings on the site, the plans shall show the facilities and general arrangements of those buildings.

(2) Second stage, preliminary plans. Preliminary sketch plans shall include the following:

(a) Architectural: plans of basement and floors.

(b) Outline specifications.

1. General description of the alteration, including interior finishes, types and locations of acoustical material, and special floor covering;

2. Description of the air-conditioning, heating, and ventilation systems and their controls, duct and piping systems; and dietary, laundry, sterilizing, and other special equipment;

3. General description of electrical service including voltage, number of feeders, and whether feeders are overhead or underground.

(3) Third stage. Contract documents.

(a) Working drawings. Working drawings shall be complete and adequate for bid, contract, and construction purposes. Drawings shall be prepared for each of the following branches of the work: architectural, structural, mechanical, and electrical. They shall include the following:

1. Architectural drawings.
   - Approach plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new building structures, roadways, walks, and parking areas;
   - Plan of each basement, floor and roof;
   - Elevations of each facade;
   - Sections through building;
   - Required scale and full-size details;
   - Schedule of doors, windows, and room finishes;
   - Layout of typical and special rooms indicating all fixed equipment and major items of movable equipment. Equipment not included in contract shall be so indicated;
   - Conveying systems. Details of construction, machine and control space necessary, size and type of equipment, and utility requirements for the following: dumbwaiers - electric, hand, hydraulic; elevators - freight, passenger, patient; loading dock devices; pneumatic tube systems.

2. Structural drawings.
   - Plans for foundations, floors, roofs, and all intermediate levels with sizes, sections, and the relative location of the various structural members;
   - Dimensions of special openings;
   - Details of all special connections, assemblies, and expansion joints.

3. Mechanical drawings.
   - Heating, steam piping, and air-conditioning systems. Radiators and steam heated equipment, such as sterilizers, warmers, and steam tables; heating and steam mains and branches with pipe sizes; sizes, types, and capacities of boilers, furnaces, hot water heater with stokers; oil burners, or gas burners; pumps, tanks, boiler breeching, and piping and boiler room accessories; air-conditioning systems with required equipment, water and refrigerant piping, and ducts; supply
and exhaust ventilation systems with heating/cooling connections and piping; air quantities for all
room supply and exhaust ventilating duct openings.

b. Plumbing, drainage, and standpipe systems. Size and elevation of: street sewer, house sewer,
house drains, street water main, and water service into the building; location and size of soil, w
aste, and water service with connections to house drains, clean-outs, fixtures, and equipment; size
and location of hot, cold and circulating branches, and risers from the service entrance, and tanks;
riser diagram of all plumbing stacks with vents, water risers, and fixture connections; gas, oxygen,
and vacuum systems; standpipe and sprinkler systems where required; all fixtures and equipment
that require water and drain connections.

4. Electrical drawings.

a. Electrical service entrance with switches and feeders to the public service feeders,
characteristics of the light and power current, transformers and their connections if located in the
building;

b. Location of main switchboard, power panels, light panels, and equipment. Diagram of feeders
and conduits with schedule of feeder breakers or switches;

c. Light outlets, receptacles, switches, power outlets, and circuits;

d. Telephone layout showing service entrance, telephone switchboard, strip boxes, telephone
outlets, and branch conduits;

e. Nurses’ call systems with outlets for beds, duty stations, door signal light, annunciators, and wir
ing diagrams;

f. Emergency electrical system with outlets, transfer switch, sources of supply, feeders, and
circuits;

g. All other electrically operated systems and equipment.

(b) Specifications. Specifications shall supplement the drawings to fully describe types, sizes,
capacities, workmanship, finishes and other characteristics of all materials and equipment and
shall include:

1. Cover or title sheet;

2. Index;

3. Sections describing materials and workmanship in detail for each class of work;

4. Access to the work. Representatives of the appropriate state agencies shall have access at all
reasonable times to the work wherever it is in preparation or progress, and the contractor shall
provide proper facilities for such access and inspection.

Section 4. Compliance with Building Codes, Ordinances and Administrative Regulations.

(1) This section be administered independently from other sections of this administrative
regulation.

(2) General. Nothing stated herein shall relieve the sponsor from compliance with building codes,
ordinances, and administrative regulations which are enforced by city, county, or state
jurisdictions.

(3) The following requirements shall apply where applicable and as adopted by the respective
agency authority:

(a) Requirements for safety pursuant to 815 KAR 10:020, as amended;

(b) Requirements for plumbing pursuant to 815 KAR 20:010 to 20:190, as amended;

(c) Requirements for air contaminants for incinerators pursuant to 401 KAR 59:020 and 401 KAR
61:010;

(d) Requirements for elevators pursuant to 815 KAR 4:010; and

(e) Requirements for making buildings and facilities accessible to and usable by the physically
handicapped, pursuant to KRS 198B.260 and administrative regulations promulgated thereunder.

(4) Prior to occupancy, facility must have final approval from appropriate agencies.

(5) All facilities shall be currently approved by the Fire Marshal’s Office in accordance with the Life
Safety Code before relicensure is granted by the licensure agency.
Section 5. Facility Requirements and Special Conditions.

1) Independent facilities with a capacity of fifty (50) beds or less present special problems. The sizes of the various departments will depend upon the requirements of the facilities. Some functions allotted separate spaces or rooms in these general standards may be combined provided that the resulting plan will not compromise the standards of safety and of medical and nursing practices and the social needs of patients. In other respects, the general standards set forth herein, including the area requirements, shall apply.

2) Facilities shall be available to the public, staff, and patients who may be physically handicapped with special attention given to ramps, drinking fountain height, mirrors, etc.

3) The number of beds in a nursing unit shall not exceed sixty (60) unless additional services are provided, as deemed necessary by the state agency. At least two (2) rooms per nursing unit shall be designed for single person occupancy (one (1) bed) and shall have private toilet rooms with bath. At least sixty (60) percent of the beds shall be located in rooms designed for one (1) or two (2) beds.

Section 6. Nursing Unit.

1) Patient rooms. Each patient room shall meet the following requirements:
   a) Maximum room capacity: four (4) patients;
   b) Patient rooms shall be designed to permit no more than two (2) beds side by side parallel to the window wall. Not less than a four (4) foot space shall be provided between beds, and at least a three (3) foot space between the side of a bed and the nearest wall, fixed cabinet, or heating/cooling element. A minimum of four (4) feet is required between foot of bed and opposite wall, or foot of opposite bed in multibed rooms;
   c) Window. All patient rooms must have windows opening to the outside. Sill shall not be higher than three (3) feet above the floor and shall be above grade. Window area to be at least eight (8) percent of patient room floor area;
   d) Lavatory. In single and two (2) bed rooms with private toilet room, the lavatory may be located in the toilet room. Where two (2) patient rooms share a common toilet, a lavatory shall be provided in each patient room;
   e) Wardrobe or closet for each patient. Minimum clear dimensions: one (1) foot deep by one (1) foot and eight (8) inches wide with full length hanging space clothes rod and shelf;
   f) Cubicle curtains, or equivalent built-in devices for complete privacy for each patient in each multibed room and in tub, shower and toilet rooms;
   g) No patient room shall be located more than 120 feet from the nurses' station, the clean workroom, and the soiled workroom. No room shall be used as a patient room where the access is through another patient's room.

2) Patient toilet rooms.
   a) A toilet room shall be directly accessible from each patient room and from each central bathing area without going through the general corridor. One (1) toilet room may serve two (2) patient rooms but not more than four (4) beds. The minimum dimensions of any room containing only a toilet shall be three (3) feet by five (5) feet;
   b) Toilets must be easily usable by wheelchair patients. Grab bars shall be provided at all toilets;
   c) At least one (1) toilet for each sex shall be provided for training purposes and access by wheelchairs. It shall be accessible from the nursing corridor, may be part of the bathing area and shall have a minimum size, of five (5) feet by six (6) feet;
   d) Doors to toilet rooms shall have a minimum width of two (2) feet and ten (10) inches to admit a wheelchair.

3) Service areas in each nursing unit. The size of each service area will depend on the number and types of beds within the unit and shall include:
   a) Nurses' station for nurses' charting, doctors' charting, communications, and storage for supplies and nurses' personal effects;
(b) Staff lounge area. The area shall have personal storage space and a toilet room for staff;
(c) Visitors toilet room. The facility shall provide a toilet room for visitors. The staff toilet room may
serve as the visitors toilet room if marked and accessible;
(d) Clean workroom for storage and assembly of supplies for nursing procedures containing work
counter, sink, and small sterilizer;
(e) Soiled workroom containing clinical sink, work counter with two (2) compartment sink, waste
receptacles, and soiled linen receptacles;
(f) Medicine room adjacent to nurses’ station with sink, refrigerator, locked storage, and facilities
for preparation and dispensing of medication. (May be designated area within clean workroom if a
self-contained cabinet is provided.) The controlled substances locker must be under double lock
and wired to warning light at nurses’ station;
(g) Clean linen storage with enclosed storage space (may be a designated area within the clean
workroom);
(h) Nourishment station with storage space, sink, hot plate and refrigerator for serving between-meal
nourishments (may serve more than one (1) nursing unit on the same floor);
(i) Equipment storage room for storage of IV stands, inhalators, air mattresses, walkers, and
similar bulky equipment;
(j) Patient baths. One (1) shower stall or one (1) bathtub required for each fifteen (15) beds not
individually served. There shall be at least one (1) free standing bathtub in each bathroom. Grab
bars or patient lift with a safety device shall be provided at all bathing fixtures. Each bathtub or
shower or enclosure in central bathing facilities shall provide space for the private use of bathing
fixture, for dressing, and for a wheelchair and attendant. Showers in central bathing facilities shall
not be less than four (4) feet square, without curbs, and designed to permit use from a wheelchair.
Soap dishes in showers and bathrooms shall be recessed;
(k) Stretcher and wheelchair parking area or alcove;
(l) Janitor’s closet for storage of housekeeping supplies and equipment. Floor receptor or service
sink;
(m) Bedpan washing facilities. Bedpan washing attachments are recommended for each patient
room toilet. It will be acceptable, however, to have separate bedpan washing closets in each
nursing unit, provided that they are so located that bedpans need not be carried through lobbies,
dining and recreation areas, or day rooms.
(4) Special purposes room(s) for consultation, examination and treatment, and therapeutic and
nursing procedures. (May serve more than one (1) nursing unit on the same floor.) These rooms
shall include a lavatory, storage space, and space for a treatment table and have a minimum floor
area of nine (9) feet by eleven (11) feet.
(5) Patients’ dining, TV viewing and recreation areas.
(a) The total areas set aside for these purposes shall be not less than thirty (30) square feet per bed
for the first fifty (50) beds and twenty (20) square feet per bed for all beds in excess of fifty (50).
Additional space shall be provided for outpatients if they participate in a day care program.
(b) Storage shall be provided for recreational equipment and supplies (e.g., wall cabinet and
closets).

Section 7. Therapy Units.
(1) If the facility has a physical therapy unit the following shall be provided (depending on the
program):
(a) Office (may also serve for occupational therapy office);
(b) Exercise and treatment areas with sink or lavatory and cubicle curtains around treatment
areas;
(c) Hydrotherapy areas with cubicle curtains around treatment areas;
(d) Storage for supplies and equipment; and
(e) Toilet rooms located for convenient access by physical therapy patients (may also serve occupational therapy patients).
(2) If the facility has an occupational therapy unit it shall include:
(a) Office space (may be shared with physical therapy office);
(b) Therapy area with sink or lavatory;
(c) Storage for supplies and equipment;
(d) Toilet room (Not required if other toilet facilities are convenient).
(3) Personal care room with space for shampoo sink and barber chair (not required in facility of less than twenty-five (25) beds).

Section 8. Dietary Department.
If a commercial service will be used or meals will be provided by an adjacent hospital, dietary areas and equipment shall be designed to accommodate the requirements for sanitary storage, processing, and handling, otherwise the following shall be provided:
(1) Food preparation center with a lavatory but no mirror;
(2) Food serving facilities to accommodate patients and staff;
(3) Dishwashing room with commercial-type dishwashing equipment and a lavatory;
(4) Pot-washing facilities;
(5) Refrigerated storage to accommodate three (3) day supply;
(6) Dry storage to accommodate three (3) day supply;
(7) Cart cleaning facilities;
(8) Cart storage area;
(9) Waste disposal facilities;
(10) Can-washing facilities;
(11) Staff dining facilities;
(12) Patient dining facilities;
(13) Dietician’s office (may be omitted in facilities with less than 100 beds if desk space is provided in kitchen);
(14) Janitor’s closet with storage for housekeeping supplies and equipment, floor receptor or service sink; and
(15) Toilet room which is conveniently accessible to dietary staff with a two (2) door separation from food preparation area or dining area.

Section 9. Administration Department.
The facility shall have adequate administrative, public, and staff facilities (e.g., offices, lobby, toilet facilities) to accommodate the needs of the public, patients, and staff without interfering with the provision of medical care services.

Section 10. Laundry.
The following shall be included:
(1) Soiled linen room;
(2) Clean linen and mending room;
(3) Linen cart storage;
(4) Lavatories accessible from soiled, clean, and processing rooms;
(5) Laundry processing room with commercial type equipment sufficient to take care of seven (7) days' needs within the work week;
(6) Janitor's closet with storage for housekeeping supplies and equipment, floor receptor or service sink; and
(7) Storage for laundry supplies. (Subsections (5), (6), and (7) of this section need not be provided if laundry is processed outside the facility.)

Section 11. Storage and Service Areas.
(1) Central storage room(s) with at least ten (10) square feet per bed for first fifty (50) beds; and five (5) square feet per bed for all beds over fifty (50), to be concentrated in one (1) area.
(2) Locker rooms with toilets, and lavatories for staff and volunteers and rest space for females.
(3) Engineering service and equipment areas. The following shall be provided:
   (a) Boiler room;
   (b) Engineers’ office (may be omitted in facilities of less than 100 beds);
   (c) Mechanical and electrical equipment room(s) (can be combined with boiler room);
   (d) Maintenance shop(s). At least one (1) room shall be provided (can be combined with boiler room in nursing homes of less than fifty (50) beds);
   (e) Storage room for building maintenance supplies and paint storage;
   (f) Storage room for housekeeping equipment (need not be provided if space is available in janitor's closets or elsewhere);
   (g) Toilet and shower rooms (may be omitted in nursing homes of less than 100 beds);
   (h) Incinerator space. If the facility has an incinerator, it shall be in a separate room, in a designated area within the boiler room, or outdoors;
   (i) Refuse room for holding trash prior to disposal located convenient to service entrance; and
   (j) Yard equipment storage room for yard maintenance equipment and supplies.

Section 12. Details and Finishes.
The facility shall be designed for maximum safety for the occupants to minimize the incidence of accidents. Hazards such as sharp corners shall be avoided. All details and finishes shall meet the following requirements:
(1) Details.
   (a) Doors to patient toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of two (2) feet and ten (10) inches.
   (b) Such items as drinking fountains, telephone booths and vending machines shall be located so that they do not project into the required width of exit corridors.
   (c) Handrails shall be provided on both sides of corridors used by patients in facilities with a clear distance of one and one-half (1 1/2) inches between handrail and wall.
   (d) All doors to patient-room toilet rooms and patient-room bathrooms shall swing outward or shall be equipped with hardware which will permit access in any emergency.
   (e) All doors opening onto corridors shall be swing-type except elevator doors. Alcoves and similar spaces which generally do not require doors are excluded from this requirement.
   (f) Thresholds and expansion joint covers, if used, shall be flush with the floor.
   (g) Grab bars and accessories in patient toilet, shower, and bathrooms shall have sufficient strength and anchorage to sustain a load of 250 pounds for five (5) minutes.
   (h) Lavatories intended for use by patients shall be installed to permit wheelchairs to slide under.
   (i) The location and arrangement of lavatories and sinks with blade handles intended for hand-washing purposes shall provide sixteen (16) inches clearance each side of center line of fixture.
   (j) Mirrors shall be arranged for convenient use by patients in wheelchairs as well as by patients in standing position.
   (k) Towel dispensers shall be provided at all lavatories and sinks used for hand-washing.
   (l) If linen and refuse chutes are used, they shall be designed as follows:
      1. Minimum diameter of gravity-type chutes shall be two (2) feet;
      2. Chutes shall extend at least four (4) feet above the roof and shall be covered by a metal skylight glazed with thin plain glass or plastic.
   (m) Ceiling heights.
      1. The boiler room ceiling shall not be less than two (2) feet six (6) inches above the main boiler header and connecting piping with nine (9) feet headroom under piping for maintenance and access;
      2. Corridors, storage rooms, patients' toilet room, and other minor rooms shall not be less than seven (7) feet and six (6) inches;
      3. Ceilings in all other rooms shall not be less than eight (8) feet.
(n) Boiler room, food preparation centers, and laundries shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of eighty-five (85) degrees Fahrenheit.

(o) Noise reduction criteria. Provision shall be made to minimize sound transmission in:
1. Corridors in patient areas;
2. Nurses’ stations;
3. Utility rooms;
4. Floor pantries; and
5. Lobbies and recreation areas.

(p) Special attention shall be given to sound transmission from boiler rooms, mechanical rooms, and kitchen, to patient bedroom areas.

(2) Finishes.

(a) Floors generally shall be easily cleanable and shall have the wear resistance appropriate for the location involved. Floors in kitchen and related spaces shall be waterproof and grease-proof. In all areas where floors are subject to wetting, they shall have a nonslip finish. Carpeting is not permitted in the following areas: kitchen, dishwashing room, soiled utility room, janitor’s closet, soiled linen rooms, storage room, bathrooms, public toilet rooms, patient toilet rooms, hydrotherapy rooms, treatment rooms, and any other room where the floor is subject to repeated wetting or soiling.

(b) Adjacent dissimilar floor materials shall be flush with each other to provide an unbroken surface.

(c) Walls generally shall be washable, and in the immediate area of plumbing fixtures, the finish shall be moisture-proof. Wall bases in dietary areas shall be free of spaces that can harbor insects.

(d) Ceilings generally shall be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops and similar spaces.

Section 13. Elevators.

All facilities where either patient beds or inpatient facilities such as diagnostic, recreation, patient dining or therapy rooms are located on other than the first floor, shall have electric or electrohydraulic elevators as follows:

(1) Number of elevators. All facilities with patient beds or residential facilities located on any floor other than the first floor shall have at least one (1) hospital-type elevator and such additional elevators as determined by the licensure agency from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Elevator cars and platforms shall be constructed of noncombustible material, except that fire-retardant-treated material may be used if all exterior surfaces of the cars are covered with metal. Cars of hospital-type elevators shall have inside dimensions that will accommodate a patient’s bed and attendants and shall be at least five (5) feet wide by seven (7) feet and six (6) inches deep. Car doors shall have a clear opening of not less than three (3) feet and eight (8) inches. Cars of all other required elevators shall have a clear opening of not less than three (3) feet.

(3) Leveling. Elevators shall have automatic leveling of the two (2) way automatic maintaining type with accuracy within plus or minus one-half (1/2) inch.

Section 14. Foundations.

Foundations shall rest on natural solid ground if a satisfactory soil is available at reasonable depths. Proper soil bearing values shall be established in accordance with recognized standards. If solid ground is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement.

Section 15. Mechanical Requirements.

(1) General. Prior to completion of the contract and final acceptance of the facility, the architect and/or engineer shall obtain certification from the contractor that all mechanical systems have
been tested and that the installation and performance of these systems conform to the requirements of the plans and specifications.

(2) Steam and hot water systems.
(a) Boilers. If boilers are used, a minimum of two (2) must be provided. The combined capacity of the boilers, based upon the published Steel Boiler Institute of Boiler and Radiator Manufacture’s net rating, must be able to supply 150 percent of the normal requirements of all systems and equipment.
(b) Covering. Boiler and smoke breeching, all steam supply piping and high pressure steam return piping, and hot water space heating supply and return piping shall be insulated.

(3) Temperatures and ventilating systems.
(a) Temperatures. A minimum temperature of seventy-two (72) degrees Fahrenheit shall be provided for in all occupied areas in winter conditions. A maximum temperature of eighty-five (85) degrees Fahrenheit shall be provided for in occupied areas in summer conditions.
(b) Ventilation system details. All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Section 17, Table 1 of this administrative regulation, shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates if they are required to meet design conditions.
1. Outdoor ventilation air-intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five (25) feet from the exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight (8) feet above the ground level or, if installed through the roof, three (3) feet above roof level.
2. The ventilation systems shall be designed and balanced to provide the general pressure relationship to adjacent areas shown in Section 17, Table 1 of this administrative regulation.
3. Room supply air inlets, recirculation, and exhaust air outlets installed in nonsensitive areas shall be located not less than three (3) inches above the floor.
4. Corridors shall not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor’s closets opening directly into corridors.
5. Filters. Central systems shall be provided with filters rated at eighty (80) percent efficiency based upon the National Bureau of Standards Dust Spot Method with Atmospheric Dust.
6. A manometer shall be installed across each filter bed serving central air systems.
7. The air from dining areas may be used to ventilate the food preparation areas only after it has been passed through a filter with eighty (80) percent efficiency.
8. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and required temperatures in the facility.

(4) Plumbing and other piping systems.
(a) Lavatories and sinks required in patient care areas shall have the water supply spout mounted so that its discharge point is a minimum distance of five (5) inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by patients and food handlers shall be trimmed with valves which can be operated without the use of hands. Where blade handles are used for this purpose, they shall be at a distance from the center line of the sink to be operational.
(b) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

(5) Water supply system.
(a) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.
(b) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(c) Hot, cold and chilled water piping and waste piping on which condensation may occur shall be insulated. Insulation of cold and chilled water lines shall include an exterior vapor barrier.

(d) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitor's sinks and bedpan flushing attachments.

(e) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(f) Bedpan flushing devices shall be provided.

(g) Hot water distribution systems shall be arranged to provide hot water at each fixture at all times.

(h) Plumbing fixtures which require hot water and which are intended for patient use shall be supplied with water which is controlled to provide a maximum water temperature of 110 degrees Fahrenheit at the fixture.

(i) Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of, or condensation from, necessary overhead piping systems.

(6) Hot water heaters and tanks.

(a) The hot water heating equipment shall have sufficient capacity to supply the water at the temperature and amounts indicated below:

(b) Storage tank(s) shall be provided and shall be fabricated of corrosion-resistant metal, or have noncorrosive lining.

(7) Plumbing approval. Prior to final approval of the plans and specifications by the licensure agency, the plumbing plans and specifications must be approved by the Division of Plumbing, Department of Housing, Buildings and Construction.

Section 16. Electrical Requirements.

(1) Electrical requirements of the Kentucky Building Code shall apply where applicable.

(2) The wiring in each facility shall be inspected by a certified electrical inspector and a certificate of approval shall be issued to the facility, prior to occupancy. However, the wiring in existing buildings shall be approved by a certified electrical inspector only when the building has not been previously so approved for health care occupancy or where the State Fire Marshal finds that a hazardous condition exists.

(3) Switchboard and power panels. All breakers and switches shall be indexed.

(4) Lighting.

(a) All spaces occupied by people, machinery, and equipment within buildings, and the approaches thereto, and parking lots shall have electric lighting.

(b) Patients' bedrooms shall have general lighting and night lighting. A reading light shall be provided for each patient. A fixed receptacle type night light mounted approximately sixteen (16) inches above the floor, shall be provided in each patient room. Patients' reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminaire. All switches for control of light in patient areas shall be of the quiet operating type.

(c) Lighting levels for the facility shall comply with the requirements of Section 17, Table 2 of this administrative regulation.

(5) Receptacles. Convenience outlets.

(a) Bedroom. Each patient bedroom shall have duplex receptacles on each side of the head of each bed (for parallel adjacent beds, only one (1) receptacle is required between the beds), receptacles for luminairies, television and motorized beds, if used, and one (1) receptacle on another wall.

(b) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends of corridors.
(6) Nurses’ calling system. A nurses’ calling station shall be installed at each patient bed and in each patient toilet, bath, and shower room. The nurses’ call in toilet, bath, or shower rooms shall be an emergency call. All calls shall register at the nurses’ station and shall actuate a visible signal in the corridor at the patients’ door, in the clean workroom, soiled workroom, and nourishment station of the nursing unit. Nurses’ call systems which provide two (2) way voice communication shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operative.

(7) Emergency electric service.
(a) General. To provide electricity during an interruption of the normal electric supply that could affect the nursing care, treatment, or safety of the occupants, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power.
(b) Sources. The source of this emergency electric service shall be as follows:
1. An emergency generating set, when the normal service is supplied by one (1) or more central station transmission lines;
2. An emergency generating set or a central station transmission line, when the normal electric supply is generated on the premises.
(c) Emergency generating set.
1. The required emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electric system. The emergency generator set shall be sufficient kilowatt capacity to supply all electrical connections itemized in paragraph (d) of this subsection.
2. In facilities constructed prior to the effective date of this administrative regulation which are supplied by at least two (2) dedicated and separate utility service feeders, an emergency generating set is not required.
(d) Emergency electrical connections. Emergency electric service shall be provided to circuits as follows:
1. Lighting.
   a. Exit ways and all necessary ways of approach thereto, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors;
   b. Dining and recreation rooms;
   c. Nursing station and medication preparation area;
   d. Generator set location, switchgear location, and boiler room;
   e. Elevator; and
   f. Night lights in patient rooms.
2. Equipment. Essential to life safety and for protection of important or vital materials:
   a. Nurses’ calling system;
   b. Alarm system including fire alarm actuated at manual stations, water flow alarm devices of sprinkler system if electrically operated, fire detecting and smoke detecting systems, paging or speaker systems if intended for issuing instructions during emergency conditions, and alarms required for nonflammable medical gas systems, if installed;
   c. Fire pump, if installed;
   d. Sewage or sump lift pump, if installed;
   e. At least one (1) duplex receptacle in each patient room;
   f. One (1) elevator, where elevators are used for vertical transportation of patients. Provide manual sw itch-over to operate other elevators;
   g. Equipment such as burners and pumps necessary for operation of one (1) or more boilers and their necessary auxiliaries and controls, required for heating and sterilization; and
   h. Equipment necessary for maintaining telephone service.
3. Heating. Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms. Emergency heating of patient rooms
will not be required in areas where the facility is supplied by at least two (2) utility service feeders, each supplied by separate generating sources or a network distribution system fed by two (2) or more generators, with the facility feeders so routed, connected, and protected that a fault any place between the generators and the facility will not likely cause an interruption of more than one (1) of the facility service feeders.

e) Details. The emergency system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected within ten (10) seconds through one (1) or more primary automatic transfer switches to all emergency lighting, all alarms, nurses’ call, equipment necessary for maintaining telephone service, and receptacles in patient corridors. All other lighting and equipment required to be connected to the emergency system shall either be connected through the above described primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification. Storage battery powered lights shall not be used as a substitute for the requirement of a generator. Where fuel is normally stored on the site, the storage capacity shall be sufficient for twenty-four (24) hour operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required.

Section 17. Table 1 - Pressure Relationships and Ventilation of Certain Nursing Home Areas. Table 2 - Lighting Levels for Nursing Homes.

902 KAR 20:310. Facility specifications; nursing facility.
RELATES TO: KRS 216B.010-216B.130, 216B.990(1), (2) STATUTORY AUTHORITY: KRS 216B.042, 216B.105 NECESSITY, FUNCTION, AND CONFORMITY: KRS 216B.042 and 216B.105 mandate that the Kentucky Cabinet for Human Resources regulates health facilities and health services. This administrative regulation provides licensure requirements for structural specifications for the construction, alteration and maintenance of nursing facilities.

Section 1. Definitions.
(1) "Board" means the Commission for Health Economics Control in Kentucky.
(2) "License" means an authorization issued by the cabinet for the purpose of operating a nursing facility.
(3) "Licensure agency" means the Division for Licensing and Regulation in the Office of the Inspector General, Cabinet for Human Resources.

Section 2. Applicability.
(1) Nursing homes, skilled or intermediate care facilities that were found to be in compliance on their last annual licensure survey will be considered to be in compliance with this licensure administrative regulation, except for the requirements of Section 17(7)(d)3 of this administrative regulation, or any alterations.
(2) Applications for certificate of need submitted prior to December 1, 1990 may choose to build to either these specifications or to the specifications in the licensure category requested on their certificate of need application.

Section 3. Preparation and Approval of Plans and Specifications for New Construction or Facility Alterations.
(1) Before construction is begun for the erection of new buildings or alterations to existing buildings or any change in existing nursing facilities, the licensee or applicant shall submit plans to the licensure agency for approval.
(2) All architectural, mechanical and electrical drawings shall bear either the seal of an architect registered in the Commonwealth of Kentucky or the seal of a professional engineer registered in the Commonwealth of Kentucky, or both.
(3) Drawings shall not exceed thirty-six (36) by forty-six (46) inches when trimmed.
(4) All such plans and specifications must be approved by the licensure agency prior to
Section 4. Submission of Plans and Specifications.

(1) First stage, schematic plans.
(a) Single line drawings of each floor shall show the relationship of the various departments or services to each other and the room arrangement in each department. The name of each room shall be noted. Drawings shall include typical patient room layouts (scaled one-fourth (1/4) inch to one (1) foot) with dimensions noted. The proposed roads and walks, service and entrance courts, parking and orientation shall be shown in a plot plan.
(b) If the project is an addition or otherwise related to existing buildings on the site, the plans shall show the facilities and general arrangements of those buildings.

(2) Second stage, preliminary plans. Preliminary sketch plans shall include the following:
(a) Architectural: plans of basement and floors.
(b) Outline specifications.
1. General description of the construction or alteration, including interior finishes, types and locations of acoustical material, and special floor covering;
2. Description of the air-conditioning, heating, and ventilation systems and their controls, duct and piping systems; and dietary, laundry, sterilizing, and other special equipment;
3. General description of electrical service including voltage, number of feeders, and whether feeders are overhead or underground.

(3)
(a) Working drawings. Working drawings shall be complete and adequate for bid, contract, and construction purposes. Drawings shall be prepared for each of the following branches of the work: architectural, structural, mechanical, and electrical. They shall include the following:
1. Architectural drawings.
   a. Approach plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new building structures, roads, walks, and parking areas;
   b. Plan of each basement, floor, and roof;
   c. Elevations of each façade;
   d. Sections through building;
   e. Required scale and full-size details;
   f. Schedule of doors, windows, and room finishes;
   g. Layout of typical and special rooms indicating all fixed equipment and major items of movable equipment. Equipment not included in contract shall be so indicated;
   h. Conveying systems. Details of construction, machine and control space necessary, size and type of equipment, and utility requirements for the following: dumbwaiters-electric, hand, hydraulic; elevators-freight, passenger, patient; loading dock devices; pneumatic tube systems.
2. Structural drawings.
   a. Plans for foundations, floors, roofs, and all intermediate levels with sizes, sections, and the relative location of the various structural members;
   b. Dimensions of special openings;
   c. Details of all special connections, assemblies, and expansion joints.
3. Mechanical drawings.
   a. Heating, steam piping, and air-conditioning systems. Radiators and steam heated equipment, such as sterilizers, Warmers, and steam tables; heating and steam mains and branches with pipe sizes;
sizes, types, and capacities of boilers, furnaces, hot water heater with stokers; oil burners, or gas burners; pumps, tanks, boiler breeching, and piping and boiler room accessories; air-conditioning systems with required equipment, hot and refrigerant piping, and ducts; supply and exhaust ventilation systems with heating/cooling connections and piping; air quantities for all room supply and exhaust ventilating duct openings.
b. Plumbing, drainage, and standpipe systems. Size and elevation of: street sewer, house sewer, house drains, street water main, and water service into the building; location and size of soil, waste, and water service with connections to house drains, clean-outs, fixtures, and equipment; size and location of hot, cold and circulating branches, and risers from the service entrance, and tanks; riser diagram of all plumbing stacks with vents, water risers, and fixture connections; gas, oxygen, and vacuum systems; standpipe and sprinkler systems where required; all fixtures and equipment that require water and drain connections.
4. Electrical drawings.
a. Electric service entrance with switches and feeders to the public service feeders, characteristics of the light and power current, transformers and their connections if located in the building;
b. Location of main switchboard, power panels, light panels, and equipment. Diagram of feeders and conduits with schedule of feeder breakers or switches;
c. Light outlets, receptacles, switches, power outlets, and circuits;
d. Telephone layout showing service entrance, telephone switchboard, strip boxes, telephone outlets, and branch conduits;
e. Nurses’ call systems with outlets for beds, duty stations, door signal light, annunciators, and wiring diagrams;
f. Emergency electrical system with outlets, transfer switch, sources of supply, feeders, and circuits;
g. All other electrically operated systems and equipment.
(b) Specifications. Specifications shall supplement the drawings to fully describe types, sizes, capacities, workmanship, finishes and other characteristics of all materials and equipment and shall include:
1. Cover or title sheet;
2. Index;
3. Sections describing materials and workmanship in detail for each class of work;
4. Access to the work. Representatives of the appropriate state agencies shall have access at all reasonable times to the work wherever it is in preparation or progress, and the contractor shall provide proper facilities for such access and inspection.
Section 5. Compliance with Building Codes, Ordinances and Regulations.
(1) This section may be administered independently from other sections of this administrative regulation.
(2) General. Nothing stated herein shall relieve the sponsor from compliance with building codes, ordinances, and regulations which are enforced by city, county, or state jurisdictions.
(3) The following requirements shall apply where applicable and as adopted by the respective agency authority:
(a) Requirements for safety pursuant to 815 KAR 10:020, as amended;
(b) Requirements for plumbing pursuant to 815 KAR 20:010 through 20:190, as amended;
(c) Requirements for air contaminants for incinerators pursuant to 401 KRS 59:020 and 401 KAR 61:010;
(d) Requirements for elevators pursuant to 815 KAR 4:010; and
(e) Requirements for making buildings and facilities accessible to and usable by the physically handicapped, pursuant to KRS 198B.260 and administrative regulations promulgated thereunder.
(4) Prior to occupancy, facility must have final approval from appropriate agencies.
All facilities shall be currently approved by the Fire Marshal’s Office in accordance with the Life Safety Code, before relicensure is granted by the licensure agency.

**Section 6. Facility Requirements and Special Conditions.**

(1) Independent facilities with a capacity of fifty (50) beds or less present special problems. The sizes of the various departments will depend upon the requirements of the facilities. Some functions allotted separate spaces or rooms in these general standards may be combined provided that the resulting plan will not compromise the standards of safety and of medical and nursing practices and the social needs of patients. In other respects, the general standards set forth herein, including the area requirements, shall apply.

(2) Facilities shall be available to the public, staff, and patients who may be physically handicapped with special attention given to ramps, drinking fountain height, mirrors, etc.

(3) The number of beds in a nursing unit shall not exceed sixty (60) unless additional services are provided, as deemed necessary by the licensure agency. At least two (2) rooms per nursing unit shall be designed for single person occupancy (one (1) bed) and shall have private toilet rooms with bath. At least sixty (60) percent of the beds shall be located in rooms designed for one (1) or two (2) beds.

**Section 7. Nursing Unit.**

(1) Patient rooms. Each patient room shall meet the following requirements:

(a) Maximum room capacity: four (4) patients;

(b) Patient rooms shall be designed to permit no more than two (2) beds side by side parallel to the window wall. Not less than a four (4) foot space shall be provided between beds, and at least a three (3) foot space between the side of a bed and the nearest wall, fixed cabinet, or heating/cooling element. A minimum of four (4) feet is required between foot of bed and opposite wall, or foot of opposite bed in multibed rooms;

(c) Window. All patient rooms must have windows opening to the outside. Sill shall not be higher than three (3) feet above the floor and shall be above grade. Window area to be at least eight (8) percent of patient room floor area;

(d) Lavatory. In single and two (2) bed rooms with private toilet room, the lavatory may be located in the toilet room. Where two (2) patient rooms share a common toilet, a lavatory shall be provided in each patient room;

(e) Wardrobe or closet for each patient. Minimum clean dimensions: one (1) foot deep by one (1) foot and eight (8) inches wide with full length hanging space clothes rod and shelf;

(f) Cubicle curtains, or equivalent built-in devices for complete privacy for each patient in each multibed room and in tub, shower and toilet rooms;

(g) No patient room shall be located more than 120 feet from the nurses’ station, the clean workroom, and the soiled workroom. No room shall be used as a patient room where the access is through another patient’s room;

(2) Patient toilet rooms.

(a) A toilet room shall be directly accessible from each patient room and from each central bathing area without going through the general corridor. One (1) toilet room may serve two (2) patient rooms but not more than four (4) beds. The minimum dimensions of any room containing only a toilet shall be three (3) feet by five (5) feet;

(b) Toilets must be easily usable by wheelchair patients. Grab bars shall be provided at all toilets;

(c) At least one (1) toilet for each sex shall be provided for training purposes and access by wheelchair. It shall be accessible from the nursing corridor, may be part of the bathing area and shall have a minimum size, of five (5) feet by six (6) feet;

(d) Doors to toilet rooms shall have a minimum width of two (2) feet and ten (10) inches to admit a wheelchair.

(3) Service areas in each nursing unit. The size of each service area will depend on the number and types of beds within the unit include:
(a) Nurses’ station for nurses’ charting, doctors’ charting, communications, and storage for supplies and nurses’ personal effects;
(b) Staff lounge area. The area shall have personal storage space and a toilet room for staff;
(c) Visitors toilet room. The facility shall provide a toilet room for visitors. The staff toilet room may serve as the visitors toilet room if marked and accessible;
(d) Clean workroom for storage and assembly of supplies for nursing procedures containing work counter, sink;
(e) Soiled workroom containing clinical sink, work counter with two (2) compartment sink, waste receptacles, and soiled linen receptacles;
(f) Medicine room adjacent to nurses’ station with sink, refrigerator, locked storage, and facilities for preparation and dispensing of medication (may be designated area within clean workroom if a self-contained cabinet is provided). The controlled substances locker must be under double lock;
(g) Clean linen storage with enclosed storage space (may be a designated area within the clean workroom);
(h) Nourishment station with storage space, sink, hot plate and refrigerator for serving between-meal nourishments (may serve one (1) nursing unit on same floor);
(i) Equipment storage room for storage of IV stands, inhalators, air mattresses, walkers, and similar bulky equipment (may serve more than one (1) nursing unit on same floor);
(j) Patient baths. One (1) shower stall or one (1) bathtub required for each fifteen (15) beds not individually served. There shall be at least one (1) freestanding bathtub in each bathroom. Grab bars or patient lift with a safety device shall be provided at all bathing fixtures. Each bathtub or shower enclosure in central bathing facilities shall provide space for a wheelchair and attendant. Showers in central bathing facilities shall not be less than four (4) feet square, without curbs, and designed to permit use from a wheelchair. Soap dishes in showers and bathrooms shall be recessed;
(k) Stretcher and wheelchair parking area or alcove;
(l) Janitor’s closet for storage of housekeeping supplies and equipment. Floor receptor or service sink;
(m) Bedpan washing facilities. Separate bedpan washing closets in each nursing unit which are located so that bedpans need not be carried through lobbies, dining and recreation areas or dayrooms are recommended. It will be acceptable, however, to have bedpan washing attachments for each patient room toilet.

(4) Patient’s dining, TV viewing and recreation areas.
(a) The total areas set aside for these purposes shall be not less than thirty (30) square feet per bed for the first fifty (50) beds and twenty (20) square feet per bed for all beds in excess of fifty (50). Additional space shall be provided for outpatients if they participate in a day care program.
(b) Storage shall be provided for recreational equipment and supplies (e.g., wall cabinet and closets).

Section 8. Therapy Units.
(1) If the facility has a physical therapy unit the following shall be provided (depending on the program):
(a) Office (may also serve for occupational therapy office);
(b) Exercise and treatment areas with sink or lavatory and cubicle curtains around treatment areas;
(c) Hydrotherapy areas with cubicle curtains around treatment areas;
(d) Storage for supplies and equipment; and
(e) Toilet rooms located for convenient access by physical therapy patient (may also serve occupational therapy patients).
(2) If the facility has an occupational therapy unit it shall include:
(a) Office space (may be shared with physical therapy office);
(b) Therapy area with sink or lavatory;
(c) Storage for supplies and equipment;
(d) Toilet room (not required if other toilet facilities are convenient).
(3) Personal care room with space for shampoo sink and barber chair (not required in facility of less than twenty-five (25) beds).
(4) If the facility has more than 120 beds, it shall provide the following:
(a) Office space for a social worker;
(b) Toilet room (not required if other toilet facilities are convenient).

**Section 9. Dietary Department.**
If a commercial service will be used or meals will be provided by an adjacent hospital, dietary areas and equipment shall be designed to accommodate the requirements for sanitary storage, processing, and handling, otherwise the following shall be provided:
(1) Food preparation center with a lavatory but no mirror;
(2) Food serving facilities to accommodate patients and staff;
(3) Dishwashing room with commercial-type and a lavatory;
(4) Potwashing facilities;
(5) Refrigerated storage to accommodate three (3) day supply;
(6) Dry storage to accommodate three (3) day supply;
(7) Cart-cleaning facilities;
(8) Cart storage area;
(9) Waste disposal facilities;
(10) Can washing facilities;
(11) Staff dining facilities;
(12) Patient dining facilities;
(13) Janitor’s closet with storage for housekeeping supplies and equipment, floor receptor or service sink; and
(14) Toilet room which is conveniently accessible to dietary staff with a two (2) door separation from food preparation area or dining area.

**Section 10. Administration Department.**
The facility shall have adequate administrative, public, and staff facilities (e.g., offices, lobby, toilet facilities) to accommodate the needs of the public, patients, and staff without interfering with the provision of medical care services.

**Section 11. Laundry.**
The following shall be included:
(1) Soiled linen room;
(2) Clean linen and mending room;
(3) Linen cart storage;
(4) Lavatories accessible from soiled, clean, and processing rooms;
(5) Laundry processing room with commercial type equipment sufficient to take care of seven (7) days’ needs within the workweek;
(6) Janitor’s closet with storage for housekeeping supplies and equipment, floor receptor or service sink; and
(7) Storage for laundry supplies. (Subsections (5), (6) and (7) of this section need not be provided if laundry is processed outside the facility.)

**Section 12. Storage and Service Areas.**
(1) Central storage room(s) with at least ten (10) square feet for the first fifty (50) beds; and five (5) square feet per bed for the next (11) beds over fifty (50), to be concentrated in one (1) area.
(2) Adequate secure storage space must be provided for staff and volunteer’s personal belongings.
(3) Engineering service and equipment areas. The following shall be provided:
(a) Boiler room;
(b) Mechanical and electrical equipment room(s) (can be combined with boiler room);
(c) Adequate storage for building maintenance and engineering supplies;
(d) Storage room for housekeeping equipment (need not be provided if space is available in
    janitor's closets or elsewhere);
(e) Incinerator space. If the facility has an incinerator, it shall be in a separate room, in a designated
    area within the boiler room, or outdoors;
(f) Yard equipment storage room for yard maintenance equipment and supplies.

Section 13. Details and Finishes.
The facility shall be designed for maximum safety for the occupants to minimize the incidence of
accidents. Hazards such as sharp corners shall be avoided. All details and finishes shall meet the
following requirements:
(1) Details.
(a) Doors to patient toilet rooms and other rooms needing access for wheelchairs shall have a
    minimum width of two (2) feet and ten (10) inches.
(b) Such items as drinking fountains, telephone booths and vending machines shall be located so
    that they do not project into the required width of exit corridors.
(c) Handrails shall be provided on both sides of corridors used by patients in facilities with a clean
    distance of one-half (1/2) inch between handrail and wall.
(d) All doors to patient-room toilet rooms and patient-room bathrooms shall swing outward or
    shall be equipped with hardware which will permit access in any emergency.
(e) All doors opening onto corridors shall be swing-type except elevator doors. Alcoves and similar
    spaces which generally do not require doors are excluded from this requirement.
(f) Thresholds and expansion joint covers, if used, shall be flush with the floor.
(g) Grab bars and accessories in patient toilet, shower, and bathrooms shall have sufficient
    strength and anchorage to sustain a load of 250 pounds for five (5) minutes.
(h) Lavatories intended for use by patients shall be installed to permit wheelchairs to slide under.
(i) The location and arrangement of lavatories and sinks with blade handles intended for handashing
    purposes shall provide sixteen (16) inches clearance each side of center line of fixture.
(j) Mirrors shall be arranged for convenient use by patients in wheelchairs as well as by patients in
    standing position.
(k) Towel dispensers shall be provided at all lavatories and sinks used for handashing.
(l) If linen and refuse chutes are used, they shall be designed as follows:
1. Minimum diameter of gravity-type chutes shall be two (2) feet;
2. Chutes shall extend at least four (4) feet above the roof and shall be covered by a metal skylight
    glazed with thin plain glass or plastic.
(m) Ceiling heights.
1. The boiler room ceiling shall not be less than two (2) feet six (6) inches above the main boiler
    header and connecting piping with nine (9) feet headroom under piping for maintenance and
    access;
2. Corridors, storage rooms, patients' toilet room, and other minor rooms shall not be less than
    seven (7) feet and six (6) inches.
3. Ceilings in all other rooms shall not be less than eight (8) feet.
(n) Boiler room, food preparation centers, and laundries shall be insulated and ventilated to
    prevent any floor surface above from exceeding a temperature of eighty-five (85) degrees
    Fahrenheit.
(o) Noise reduction criteria. Provision shall be made to minimize sound transmission in:
1. Corridors in patient areas;
2. Nurses' stations;
3. Utility rooms;
4. Floor pantries; and
5. Lobbies and recreation areas.

(p) Special attention shall be given to sound transmission from boiler rooms, mechanical rooms, and kitchen, to patient bedroom areas.

(2) Finishes.
(a) Floors generally shall be easily cleanable and shall have the wear resistance appropriate for the location involved. Floors in kitchen and related spaces shall be waterproof and grease-proof. In all areas where floors are subject to wetting, they shall have a nonslip finish. Carpeting is not permitted in the following areas: kitchen, dishwashing room, soiled utility room, janitor's closet, soiled linen rooms, storage room, bathrooms, public toilet rooms, patient toilet rooms, hydrotherapy rooms, treatment rooms, and any other room where the floor is subject to repeated wetting or soiling.

b) Adjacent dissimilar floor materials shall be flush with each other to provide an unbroken surface.

(c) Walls generally shall be washable and in the immediate area of plumbing fixtures, the finish shall be moisture-proof. Wall bases in dietary areas shall be free of spaces that can harbor insects.

(d) Ceilings generally shall be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops and similar spaces.

Section 14. Elevators.
All facilities where either patient beds or inpatient facilities such as diagnostic, recreation, patient dining or therapy rooms are located on other than the first floor, shall have electric or electrohydraulic elevators as follows:

(1) Number of elevators. All facilities with patient beds or residential facilities located on any floor other than the first floor shall have at least one (1) hospital-type elevator and such additional elevators as determined by the licensure agency from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Elevator cars and platforms shall be constructed of noncombustible material, except that fire-retardant-treated material may be used if all exterior surfaces of the cars are covered with metal. Cars of hospital-type elevators shall have inside dimensions that will accommodate a patient's bed and attendants and shall be at least five (5) feet wide by seven (7) feet and six (6) inches deep. Car doors shall have a clear opening of not less than three (3) feet and eight (8) inches. Cars of all other required elevators shall have a clear opening of not less than three (3) feet.

(3) Leveling. Elevators shall have automatic leveling of the two (2) way automatic maintaining type with accuracy within plus or minus one-half (1/2) inch.

Section 15. Foundations.
Foundations shall rest on natural solid ground if a satisfactory soil is available at reasonable depths. Proper soil bearing values shall be established in accordance with recognized standards. If solid ground is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement.

Section 16. Mechanical Requirements.
(1) General. Prior to completion of the contract and final acceptance of the facility, the architect and/or engineer shall obtain certification from the contractor that all mechanical systems have been tested and that the installation and performance of these systems conform to the requirements of the plans and specifications.

(2) Steam and hot water systems.
(a) Boilers. If boilers are used, a minimum of two (2) must be provided. The combined capacity of the boilers, based upon the published Steel Boiler Institute of Boiler and Radiator Manufacturer's net rating, must be able to supply 150 percent of the normal requirements of all systems and equipment.
(b) Covering. Boiler and smoke breeching, all steam supply piping and high pressure steam return piping, and hot water space heating supply and return piping shall be insulated.

(3) Temperatures and ventilating systems.

(a) Temperatures. A minimum temperature of seventy-one (71) degrees Fahrenheit, shall be provided for in all occupied areas in winter conditions. A maximum temperature of eighty-one (81) degrees Fahrenheit shall be provided for in occupied areas in summer conditions.

(b) Ventilation system details. All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Section 17, Table 1 of this administrative regulation, shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates if they are required to meet design conditions.

1. Outdoor ventilation air-intakes, other than for individual room units, shall be located as far away as practicable but not less than twenty-five (25) feet from the exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems shall be located as high as possible but not less than eight (8) feet above the ground level or, if installed through the roof, three (3) feet above roof level.

2. The ventilation systems shall be designed and balanced to provide the general pressure relationship to adjacent areas shown in Section 17, Table 1 of this administrative regulation.

3. Room supply air inlets, recirculation, and exhaust air outlets installed in nonsensitive areas shall be located not less than three (3) inches above the floor.

4. Corridors shall not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor’s closets opening directly into corridors.

5. Filters.

(a) Central systems that serve patient care areas shall be provided with filters rated at eighty (80) percent efficiency based upon the National Bureau of Standards Dust Spot Method with Atmospheric Dust.

(b) Central systems that serve only areas other than patient care areas shall be provided with filters rated at twenty-five (25) percent efficiency based upon the National Bureau of Standards Dust Spot Method with Atmospheric Dust.

6. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and required temperatures in the facility.

(4) Plumbing and other piping systems.

(a) Lavatories and sinks required in patient care areas shall have the water supply spout mounted so that its discharge point is a minimum distance of five (5) inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by patients and food handlers shall be trimmed with valves which can be operated without the use of hands. Where blade handles are used for this purpose, they shall be at a distance from the center line of the sink to be operational.

(b) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

(5) Water supply system.

(a) Systems shall be designed to supply water to the fixtures and equipment on the upper floors at a minimum pressure of fifteen (15) pounds per square inch during maximum demand periods.

(b) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(c) Hot, cold and chilled water piping and waste piping on which condensation may occur shall be insulated. Insulation of cold and chilled water lines shall include an exterior vapor barrier.

(d) Backflow preventers (vacuum breakers) shall be installed on hose bibbs and on all fixtures to which hoses or tubing can be attached such as janitor’s sinks and bedpan flushing attachments.
(e) Bedpan flushing devices shall be provided.
(f) Hot water distribution systems shall be arranged to provide hot water at each fixture at all times.
(g) Plumbing fixtures which require hot water and which are intended for patient use shall be supplied with water which is controlled to provide a maximum water temperature of 110 degrees Fahrenheit at the fixture.
(h) Piping over food preparation centers, food serving facilities, food storage areas, and other critical areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage of, or condensation from, necessary overhead piping systems.
(6) Hot water heaters and tanks.
(a) The hot water heating equipment shall have sufficient capacity to supply the water at the temperature and amounts indicated below:
(c) Storage tank(s) shall be provided and shall be fabricated of corrosion-resistant metal, or have noncorrosive lining.
(7) Plumbing approval. Prior to final approval of the plans and specifications by the licensure agency, the plumbing plans and specifications must be approved by the Division of Plumbing, Department of Housing, Buildings and Construction.

Section 17. Electrical Requirements.
(1) Electrical requirements of the Kentucky Building Code shall apply here applicable.
(2) The wiring in each facility shall be inspected by a certified electrical inspector and a certificate of approval shall be issued to the facility, prior to occupancy. However, the wiring in existing buildings shall be approved by a certified electrical inspector only when the building has not been previously so approved for health care occupancy or when the State Fire Marshal finds that a hazardous condition exists.
(3) Switchboard and power panels. All breakers and switches shall be indexed.
(4) Lighting.
(a) All spaces occupied by people, machinery, and equipment within buildings, and the approaches thereto, and parking lots shall have electric lighting.
(b) Patients' bedrooms shall have general lighting and night lighting. A reading light shall be provided for each patient. A fixed receptacle type night light mounted approximately sixteen (16) inches above the floor, shall be provided in each patient room. Patients' reading lights and other fixed lights not switched at the door shall have switch controls convenient for use at the luminaire. All switches for control of light in patient areas shall be of the quiet operating type.
(c) Lighting levels for the facility shall comply with the requirements of Section 17, Table 2 of this administrative regulation.
(5) Receptacles. Convenience outlets.
(a) Bedroom. Each patient bedroom shall have duplex receptacles on each side of the head of each bed (for parallel adjacent beds, only one (1) receptacle is required between the beds), receptacles for luminaries television and motorized beds, if used, and one (1) receptacle on another wall.
(b) Corridors. Duplex receptacles for general use shall be installed approximately fifty (50) feet apart in all corridors and within twenty-five (25) feet of ends of corridors.
(6) Nurses' calling system. A nurses' calling station shall be installed at each patient bed and in each patient toilet, bath, and shower room. The nurses' call in toilet, bath, or shower rooms, shall be an emergency call. All calls shall register at the nurses' station and shall actuate a visible signal in the corridor at the patients' door, in the clean workroom, soiled workroom, and nourishment station of the nursing unit. Nurses' call systems which provide two (2) way voice communications shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operative.
(7) Emergency electric service.
(a) General. To provide electricity during an interruption of the normal electric supply that could affect the nursing care, treatment, or safety of the occupants, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power.
(b) Sources. The source of this emergency electric service shall be as follows:
1. An emergency generating set, when the normal service is supplied by one (1) or more central station transmission lines;
2. An emergency generating set or a central station transmission line, when the normal electric supply is generated on the premises.
(c) Emergency generating set.
1. The required emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electric system. The emergency generator set shall be sufficient kilowatt capacity to supply all electrical connections itemized in paragraph (d) of this subsection.
2. In facilities constructed prior to the effective date of this administrative regulation which are supplied by at least two (2) dedicated and separate utility service feeders, an emergency generating set is not required.
(d) Emergency electrical connections. Emergency electric service shall be provided to circuits as follows:
1. Lighting.
   a. Exit ways and all necessary ways of approach thereto, including exit signs and exit direction signs, exterior of exits, exit doorways, stairways, and corridors;
   b. Dining and recreation rooms;
   c. Nursing station and medication preparation area;
   d. Generator set location, switch-gear location, and boiler room;
   e. Elevator; and
   f. Night lights in patient rooms.
2. Equipment. Essential to life safety and for protection of important or vital materials:
   a. Nurses’ calling system;
   b. Alarm system including fire alarm actuated at manual stations, water-flow alarm devices of sprinkler system if electrically operated, fire-detecting and smoke-detecting systems, paging or speaker systems if intended for issuing instructions during emergency conditions, and alarms required for nonflammable medical gas systems, if installed;
   c. Fire pump, if installed;
   d. Sewage or sump-lift pump, if installed;
   e. At least one (1) duplex receptacle located on the headwall in each patient room;
   f. One (1) elevator, where elevators are used for vertical transportation of patients. Provide manual switch-over to operate other elevators.
   g. Equipment such as burners and pumps necessary for operation of one (1) or more boilers and their necessary auxiliaries and controls, required for heating and sterilization; and
   h. Equipment necessary for maintaining telephone service.
3. Emergency heating.
   a. By September 1, 1992 an emergency heating system for the patient rooms, or the corridors of the facility designed at 150 percent efficiency, shall be required; or
   b. Emergency heating of patient rooms or corridors shall not be required in areas where the facility is supplied by at least two (2) utility service feeders, each supplied by separate generating sources or a network distribution system fed by two (2) or more generators, with the facility feeders so routed, connected, and protected that a fault any place between the generators and the facility will not likely cause an interruption of more than one (1) of the facility service feeders; or
   c. For a facility existing prior to the effective date of this administrative regulation, an acceptable...
transfer agreement with another facility which meets the requirements of clause a. or b. of this subparagraph or is supplied by a separate generating source or network distribution system which is so routed, connected, and protected that a fault anywhere between the generator and the transferring facility would not affect the receiving facility. This receiving facility shall be within a reasonable distance and provide adequate space to assure an orderly transfer. The transfer agreement shall specify how the resident will be cared for at the receiving facility.

(e) Details. The emergency system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected within ten (10) seconds through one (1) or more primary automatic transfer switches to all emergency lighting, all alarms, nurses’ call, equipment necessary for maintaining telephone service, and receptacles in patient corridors. All other lighting and equipment required to be connected to the emergency system shall either be connected through the above described primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification. Storage battery-powered lights shall not be used as a substitute for the requirement of a generator. Where fuel is normally stored on the site, the storage capacity shall be sufficient for twenty-four (24) hour operation of required emergency electric services. Where fuel is normally piped underground to the site from a utility distribution system, storage facilities on the site will not be required.

Section 18. Table 1 - Pressure Relationships and Ventilation of Certain Nursing Facility Areas. Table 2 - Lighting Levels for Nursing Facilities.
feet; have electrical outlets in accordance with the National Electrical Code of which the construction plans were initially approved by DHH and the State Fire Marshal's Office; have direct access to an exit corridor; and be so situated that passage through another resident's bedroom is unnecessary.

C. A ceiling height of at least 8 feet shall be provided in nursing homes or additions to nursing homes in which construction plans were initially approved by DHH and the State Fire Marshal's Office after January 20, 1998.

D. Private resident bedrooms shall measure at least 100 square feet of bedroom area.

E. Multiple resident bedrooms shall measure at least 80 square feet of bedroom area for each resident.

F. There shall be at least three feet between the sides and foot of the bed and any wall, other fixed obstruction, or other bed, unless the furniture arrangement is the resident's preference and does not interfere with service delivery. In nursing homes or additions to nursing homes in which construction plans were initially approved by DHH and the State Fire Marshal's Office after January 20, 1998, there shall be at least 4 feet between the sides and foot of the bed and any wall, other fixed obstruction, or other bed, unless the furniture arrangement is the resident's preference and does not interfere with service delivery.

G. Each resident's bedroom shall have at least one window opening to the outside atmosphere. Windows with sills less than 30 inches from the floor shall be provided with guard rails.

H. Each resident's bedroom window shall be provided with shades, curtains, drapes, or blinds.


HISTORICAL NOTE: Promulgated by the Department of Health and Hospitals, Office of the Secretary, Bureau of Health Services Financing, LR 24:62 (January 1998).

§9907. Resident Room Furnishings

A. Each resident shall be provided with an individual bed of proper size and height for the convenience of the resident and equipped with:
   1. a clean spring in good repair;
   2. a clean, comfortable, well-constructed mattress at least 5 inches thick with waterproof ticking and correct size to fit the bed;
   3. a clean, comfortable pillow shall be provided for each bed with extra pillows available to meet the needs of the residents;
   4. adequate bed rails, when necessary, to meet the needs of the resident; and
   5. sheets and covers appropriate to the weather and climate.

B. Screens or noncombustible ceiling-suspended privacy curtains which extend around the bed shall be provided for each bed in multiresident bedrooms to assure resident privacy. Total visual privacy without obstructing the passage of other residents either to the corridor, closet, lavatory, or adjacent toilet room nor fully encapsulating the bedroom window must be provided.

C. The nurses' call system cords, buttons, or other communication mechanisms shall be placed where they are within reach of each resident.

D. Each resident shall be provided a bedside table with at least two drawers, and an enclosed hanging space for clothing that is accessible to the resident. As appropriate to resident needs, each resident shall have a comfortable chair with armrests, waste receptacle, and access to mirror unless medically contraindicated.

E. Each resident who has tray service to his/her room shall be provided with an adjustable overbed table positioned so that the resident can eat comfortably.

F. Each resident shall be provided with a bedside light or over-the-bed light capable of being operated from the bed for nursing homes in which construction plans were initially approved by DHH and the State Fire Marshal's Office after May 1, 1997.

§9909. Locked Units
A. Nursing homes providing locked units must develop admission criteria. There must be documentation in the resident’s record to indicate the unit is the least restrictive environment possible, and placement in the unit is needed to facilitate meeting the resident’s needs.
B. Guidelines for admission shall be provided to either the resident, his/her family, and his/her legal representative.
C. Locked units are designed and staffed to provide the care and services necessary for the resident’s needs to be met.
D. There must be sufficient staff to respond to emergency situations in the locked unit at all times.
E. The resident on the locked unit has the right to exercise those rights which have not been limited as a result of admission to the unit.
F. Care plans shall address the reasons for the resident being in the unit and how the facility is meeting the resident’s needs.
G. Admission to a locked unit must be in compliance with R.S. 40:1299.53 and 40:2010.8.


§9911. Toilet, Hand Washing and Bathing Facilities
A. Each floor occupied by residents shall be provided with a toilet and lavatory, and either a bathtub or shower.
B. Each bedroom shall be equipped with or conveniently located near adequate toilet and bathing facilities appropriate in number, size, and design to meet the needs of residents.
C. In nursing homes built prior to August 26, 1958, the following ratio shall be provided (whenever calculations include any fraction of a fixture, the next higher whole number of fixtures shall be installed).
   Lavatories 1:10 beds
   Toilets 1:10 beds
   Showers or tubs 1:15 beds
D. In nursing homes built after August 26, 1958, the following ratio shall be provided (whenever calculations include any fraction of a fixture, the next higher whole number of fixtures shall be installed).
   Lavatories
   One per bedroom or immediately adjacent thereto
   Toilets 1:8 beds
   Showers or tubs 1:10 beds
E. Bathrooms shall be easily accessible, conveniently located, well lighted, and ventilated to the outside atmosphere. Doors to bathrooms and toilet rooms used by residents shall be at least 2 feet 8 inches wide. The fixtures shall be of substantial construction, in good repair, and of such design to enable satisfactory cleaning.
F. Tub and shower bath bottoms shall be of nonslip material. Grab bars shall be provided to prevent falling and to assist in getting in and out of the tub or shower.
G. Separate toilet and lavatory facilities for use by employees shall be provided. Separate bathtubs, whirlpools, or showers shall be provided for employees who live on the premises.
H. Lights must be controlled by wall switches, which must be so placed that they cannot be reached from the bathtub, whirlpool, or shower.

§9913. Dining and Resident Activities
A. The nursing home shall provide one or more areas designated for resident dining and activities.
B. The dining room(s) or area(s) shall seat not less than 50 percent of the licensed capacity of the nursing home at one seating where plans were initially approved by the Fire Marshall on or after January 20, 1998. No smoking shall be allowed in these areas during meal times.
C. There shall be sufficient space and equipment to comfortably accommodate the residents who participate in group and individual activities. These areas shall be well lighted and ventilated and be adequately furnished to accommodate all activities.
D. Areas used for corridor traffic or for storage of equipment shall not be considered as areas for dining or activities.

HISTORICAL NOTE: Promulgated by the Department of Health and Hospitals, Office of the Secretary, Bureau of Health Services Financing, LR 24:64 (January 1998).

§9915. Linen and Laundry
A. The nursing home shall have available, at all times, a quantity of bed and bath linen essential for proper care and comfort of residents.
B. All linen shall be in good condition.
C. All used linen shall be bagged or enclosed in appropriate containers for transportation to the laundry.
D. Soiled linen storage areas shall be ventilated to the outside atmosphere.
E. Linen from residents with a communicable disease shall be bagged, in readily identifiable containers distinguishable from other laundry, at the location where it was used.
F. Linen soiled with blood or body fluids shall be placed and transported in bags that prevent leakage.
G. If hot water is used, linen shall be washed with detergent in water at least 160°F for 25 minutes. If low-temperature (less than or equal to 158°F) laundry cycles are used, chemicals suitable for low-temperature washing, at proper use concentration, shall be used.
H. Provisions shall be made for laundering personal clothing of residents.
I. Clean linen shall be transported and stored in a manner to prevent its contamination.
J. Nursing homes providing in-house laundry services shall have a laundry system designed to eliminate crossing of soiled and clean linen.
K. There shall be hand washing facilities for employees in the laundry.

HISTORICAL NOTE: Promulgated by the Department of Health and Hospitals, Office of the Secretary, Bureau of Health Services Financing, LR 24:64 (January 1998).

§9917. Equipment and Supplies
A. The nursing home shall maintain all essential mechanical, electrical, and resident care equipment in safe operating condition.
B. Therapeutic, diagnostic, and other resident care equipment shall be maintained and serviced in accordance with the manufacturer’s recommendations.
C. Wheelchairs shall be available for emergency use by residents who are not fully ambulatory.
D. Equipment for taking vital signs shall be maintained.
E. At least one oxygen tank or resource of oxygen shall be readily accessible for emergency use.
F. An adequate number of battery-generated lamps or flash lights shall be available for staff use in case of electrical power failure.
G. There shall be at least one telephone adapted for use by residents with hearing impairments at a height accessible to bound residents who use wheelchairs and be available for resident use where calls can be made without being overheard.

§9919. Other Environmental Conditions
A. The nursing home shall provide a safe, clean, orderly, homelike environment.
B. The minimum resident capacity of a nursing home shall be 150 square feet gross area per resident. Bedroom square footage per bed is a part of this gross area.
C. There shall be a well lighted and ventilated living/community room with sufficient furniture.
D. There shall be a clean utility room designed for proper storage of nursing equipment and supplies.
E. There shall be a separate soiled utility room designed for proper cleansing, disinfecting, and sterilizing of equipment and supplies. As a minimum, it shall contain equipment to satisfactorily clean resident care equipment, a clinic service sink, and provisions for the storage of cleaning supplies (e.g., mops and pails) and chemical supplies.
F. A hard surfaced off-the-road parking area to provide parking for one car per five licensed beds shall be provided. This requirement is minimum and may be exceeded by local ordinances. Where this requirement would impose an unreasonable hardship, a written request for a lesser amount may be submitted to the department for waiver consideration.
G. The nursing home shall make arrangements for an adequate supply of safe potable water even when there is a loss of normal water supply. Service from a public water supply must be used, if available. Private water supplies, if used, must meet the requirements of the State Sanitary Code.
H. An adequate supply of hot water shall be provided which shall be adequate for general cleaning, washing, and sterilizing of cooking and food service dishes and other utensils, and for bathing and laundry use. Hot water supply to the hand washing and bathing faucets in the resident areas shall have automatic control to assure a temperature of not less than 100°F, nor more than 120°F, at the faucet outlet.
I. The nursing home shall be connected to the public sewerage system, if such a system is available. Where a public sewerage is not available, the sewerage disposal system shall conform to the requirements of the State Sanitary Code.
J. The nursing home shall maintain a comfortable sound level conducive to meeting the need of the residents.
K. All plumbing shall be properly maintained and conform to the requirements of the State Sanitary Code and the public.
M. There shall be adequate outside ventilation by means of window, or mechanical ventilation or a combination of the two.
N. All openings to the outside atmosphere shall be effectively screened. Exterior doors equipped with closers in air conditioned buildings need not have screens.
O. Each room used by residents shall be capable of being heated to not less than 71°F in the coldest weather and capable of being cooled to not more than 81°F in the warmest weather.
P. Lighting levels in all areas shall be adequate to support task performance by staff personnel and independent functioning of residents. A minimum of 6’ to 10’ candles over the entire stairway, corridors, and resident rooms measured at an elevation of 30 inches above the floor and a minimum of 20’ to 30’ candles over areas used for reading or close work shall be available.
Q. Corridors used by residents shall be equipped on each side with firmly secured handrails, affixed to the wall.
R. There shall be an effective pest control program so that the nursing home is free of pest and rodent infestation.

HISTORICAL NOTE: Promulgated by the Department of Health and Hospitals, Office of the Secretary, Bureau of Health Services Financing, LR 24:64 (January 1998).
2.G. New Construction or Additions
No new construction or additions or alterations shall commence without the applicant having first referred the plans to the Office of Planning, Research and Development for their recommendations, and without having prior written approval by the Department. The provisions of these rules and regulations do not prohibit the use of equivalent alternate space utilizations, new concepts of facility plan design and new finish materials.

2.G.1. An application for approval of new construction or additions or alterations shall be submitted on forms to be furnished by the Department.

2.G.2. Commencement of construction shall not occur until a certificate of approval has been issued by the Department.

2.G.3. Unless construction is commenced within one year from date of written approval of final working drawings and specifications, the application and the drawings shall be resubmitted for renewal of review and approval.

2.G.4. Minor alterations which do not affect the structural integrity of the building, which do not affect fire safety, which do not change primary functional operation, or which do not change the number of beds for which the facility is licensed, need not be submitted.

2.G.5. Routine maintenance and repairs do not require prior approval by the Department.

20.A. Structure

20.A.1. Requirements for Each Facility
The facility must provide a safe, functional, sanitary and comfortable environment for residents, staff and the public. Each licensed facility shall:

a. Be so located as to be free from undue noises, smoke and dust;
b. Be served by a road which is kept passable at all times of the year;
c. Be equipped with a central heating plant connected to a radiator, convector, or register in each room or area used by residents or staff. The heating system must be capable of maintaining a temperature of 75 degrees Fahrenheit throughout the residents’ section of the building. Alternate heating systems may be approved by the Department if a uniform temperature of 75 degrees Fahrenheit can be safely maintained in the home;
d. Be structurally sound, in good repair and attractive inside and out;
e. Be equipped with sturdy handrails on each side of all inside and outside stairs that are accessible to residents, unless the Department has given prior written approval for any exceptions. All stairways shall be provided with non-skid treads;
f. Be served by reliable electrical service;
g. Maintain an effective pest control program so that the facility is free of pests and rodents;
h. Have adequate outside ventilation by means of windows or mechanical ventilation or a combination of the two. All windows must be functional and adequately protected by screening;
i. Have smooth floors that can be easily cleaned and are free from hazards. Floors in hallways that are a traffic way for residents and nursing staff, bathrooms, resident bedrooms, kitchens, utility rooms and similar areas shall be covered wall-to-wall with inlaid linoleum, asphalt tile, rubber tile, vinyl tile, carpets or similar materials approved by the Department, unless the existing floors and finish are in satisfactory condition for proper sanitation;
j. Have all walls and ceilings in good repair, free from cracks and holes and of a type of finish that can be satisfactorily cleaned;
k. Have handrails along both sides of corridors;
l. Provide safety devices across windows lower than two (2) feet from the floor, and open porches, at changes in floor level and at any other danger areas inside or outside the building, as recommended by the Department;
m. Have no other business conducted in the building, unless approved by the Department;
n. Have no rented apartments, rooms, or living space in the licensed building for other persons, except when such areas are used by the licensee, immediate family members or employees;
o. Have a telephone in the building and additional telephones or extensions as required by the Department to summon help promptly in case of fire or other emergencies. Pay stations or locked telephones do not meet this requirement;
p. Have a telephone accessible to, and useable by, every resident. The resident shall be afforded privacy to use the phone;
q. Have only ambulatory residents in bedrooms on any floor that is served by a corridor that is less than four (4) feet wide, or by any inside exit stairway which is less than three (3) feet wide, measured between walls or banister, or on floors to which residents cannot be carried on an inside stairway without removal from a litter;
r. With non-ambulatory residents, have an exterior ramp installed from the first floor to the grade to serve all portions of the building where wheelchairs are or may be placed. The maximum slope shall be 1” 3/16 in 12”. All ramps shall be provided with handrails. The width of all ramps shall be not less than four (4) feet, clear of all obstructions. Surfaces of ramps shall be of non-skid material;
s. Have all open porches and verandas protected by sturdy rails of a height not less than forty (40) inches.
t. Have no blind or non-ambulatory resident or residents who would be unable to evacuate the premises in an emergency without physical assistance from others housed above the first floor in any facility, unless the building is of one (1) hour protected non-combustible construction; fully sprinklered one (1) hour protected ordinary construction; or fully sprinklered one (1) hour protected wood frame construction;
u. Be accessible to and functional for residents, personnel and the public. All facilities shall comply with all Federal and State regulations regarding access and usability by the physically handicapped. At the discretion of the Department, time-limited waivers for existing facilities may be requested.
v. Safety alert systems, approved by the Department, shall be provided at all exit doors that are in areas routinely used by residents.

20.A.2. Elevators and Dumbwaiters
Each facility shall:

a. Have an elevator if beds are located on floors above street level;
b. Have the installation and maintenance of elevators, chair glides, and dumbwaiters comply with all applicable codes;
c. Assure that elevators are of sufficient size to accommodate a wheeled stretcher.

At the discretion of the Department, time-limited waivers for existing facilities may be requested.

20.B. Utilities
20.B.1. Water Supply

a. Every licensed facility shall use an approved public or municipal water supply, whenever available.
b. In areas where an approved public or municipal water supply is not available, a private water supply, under pressure, shall be provided for each licensed facility and it shall meet the standards approved by the Division of Health Engineering in the Department. If water is used from private supply, water samples shall be submitted to the Division of Health Engineering at least once every three (3) months.
c. There shall be sufficient water pressure to meet the sanitary needs of each licensed facility at all times.
d. There shall be an adequate supply of hot water for residents' use available at all times.
e. All plumbing shall comply with the standards set by the State of Maine Plumbing Code, including any amendments thereof or additions thereto, or any higher standards set by local ordinances.

20.B.2. Sewage Disposal
a. Each licensed facility shall dispose of all sewage and liquid wastes into a public sewerage system, if available.
b. If a public sewerage system is not available, sewage and liquid wastes shall be collected and disposed of in private disposal facilities, the construction, maintenance, and operation of which must be approved by the Division of Health Engineering of the Department.
c. Plans for any proposed disposal system and/or additions thereto must be reviewed and approved by the Division of Health Engineering of the Department before construction is started.

20.B.3. Lighting
a. Each licensed facility shall provide all entrances, hallways, stairways, ramps, cellars, attics, storerooms, kitchens, laundries and service units with sufficient natural or artificial lighting.
b. Natural or artificial lighting shall be provided for various areas as follows:
c. The use of candles, courtesy oil lanterns and other open-flame methods of illumination is prohibited.

20.B.4. Electrical Power
New Construction, Change of Ownership or Renovations
All new facilities, facilities changing ownership, or facilities proposing major renovations which require a Certificate of Need shall require the installation of an emergency generator.

20.B.5. Standards for All Facilities in the Case of Electrical Power Outage
a. All licensed facilities shall provide continuing sources of emergency power (electrical or otherwise) needed to maintain the following essential services:
   1. The fire detection and alarm systems;
   2. The telephone system;
   3. Boiler room burners, fans, or pumps;
   4. Exit and corridor lights;
   5. Call systems;
   6. Lights at the nurses station;
   7. Food preparation;
   8. Adequate heat for specified areas of the building for resident comfort, if electrical heat is provided;
   9. Pumps for water supply; and
   10. Pumps for private septic system.
b. When life support equipment or life support systems are used, the facility must provide sufficient emergency electrical power to ensure the safe and uninterrupted operation of the life support equipment or system with an emergency generator that is located on the premises.

20.C. Maintenance
20.C.1. Written Policies
a. Maintenance services shall be described in the written policy material for each facility with delineation of staff and the time allocations.
b. There shall be a preventive maintenance plan and schedule.

20.C.2. Maintenance Plan
Every licensed facility shall:
a. Keep the building in good repair and free of hazards such as cracks in floors; walls or ceilings; warped or loose boards; warped, broken, loose or cracked floor covering, such as tile or linoleum; loose handrails or railings; loose or broken windowpanes and any similar hazard;
b. Keep all electrical mechanical and fire protection systems in a safe and functioning condition. All appliances shall be maintained in a safe condition. Frayed wires, cracked or damaged switches, plugs and electric fixtures shall be repaired or replaced. Extension cords shall not be used;
c. Keep all plumbing fixtures in good repair, properly functioning and satisfactorily provided with protection to prevent contamination from entering the water supply piping;
d. Inspect the heating system regularly and make all necessary repairs to maintain it in a safe and functioning condition;
e. Paint the interior and exterior of the building as needed to keep it attractive. Loose, cracked or peeling wall paper or paint shall be promptly replaced or repaired to provide a satisfactory finish;
f. Keep all furniture and furnishings functional and in good repair;
g. Keep the grounds and other buildings on the grounds in a safe, sanitary and presentable condition. Grounds shall be kept free from refuse, litter and insect and rodent breeding areas;
h. Maintain driveways, parking areas and exterior walkways, fire lanes, ramps, stairs and means of egress free of ice, snow, debris and other hazards.

20.D. Fire Safety

20.D.1 Certification
Each facility shall be certified by the Department of Public Safety of the State of Maine as having complied with the fire protection and prevention requirements.

20.D.4 Testing of Equipment
a. Manual Fire Alarm Systems
The manual fire alarm system shall be tested minimally on a monthly basis.
b. Emergency Lights
The emergency lights shall be checked at least monthly.
c. Sprinkler System
The sprinkler system shall be checked by a qualified sprinkler serviceman at least annually.
d. Fire Extinguishers
Fire extinguishers shall be checked and tagged at least annually, or more often as indicated.
e. Emergency Generator
The emergency generator shall be made operational for a period of at least half an hour each month.
f. A record book shall be maintained showing the date each of the above tests or checks was performed, by whom and the results.
g. Any equipment found defective shall be repaired as soon as possible.

20.E. Residents' Bedrooms

20.E.1 Provision for Residents' Bedrooms
a. Each bedroom for the accommodation of residents shall be given a separate, permanent number or name and this identification shall not be changed without notification to the Department. Such number or name shall be stated on all plans, with the maximum number of occupants.
b. Single bedrooms for the accommodation of residents shall allow a minimum of one hundred (100) square feet of usable floor space.
c. Multiple bedrooms shall provide a minimum of eighty (80) square feet of usable floor space per bed.
d. Newly constructed facilities or additions that include bedrooms or renovations to existing bedrooms in existing facilities approved after the adoption of these regulations shall provide one hundred (100) square feet of usable floor space per bed. Usable floor space shall be calculated only for that floor space having a ceiling height of seven (7) feet. Usable floor space shall exclude door-swing area, passageways, closets and vestibules.
e. No room shall have more than four (4) beds. In new facilities planned after July 1, 1994, no room shall have more than two (2) beds.
f. Each resident's bedroom windows shall be grade level on a vertical plane, located on an exterior wall and shall have an unobstructed view when the situation is under control of the facility.
g. Each resident's bedroom shall be an outside room, with a minimum window glass area equal to 1/10 of the available floor space and no more than three (3) feet high from the floor. The windows
shall be openable and equipped with window shades or equivalent in good repair. In air conditioned buildings, only one (1) window in each room must be openable.

h. Each resident’s bedroom shall have direct access to a corridor without passing through the kitchen, bathroom, or another resident’s room.

i. Each resident’s room must be equipped with, or located near; toilet and bathing facilities.

j. For newly constructed or renovation of facilities planned after July 1, 1994, each resident shall be provided with a separate and individual closet in the bedroom, with clothes racks and shelves accessible to the resident. The closet pole shall be no more than sixty (60) inches from the floor and the door shall have a twenty (20) inch minimum width. Shelves shall be at least twenty-two (22) inches long by twenty (20) inches wide for each bed.

k. Each resident’s bedroom shall be provided with a mirror.

l. For newly constructed or renovations of facilities planned July 1, 1994, each bed shall have ceiling suspended curtains which extend around the bed to provide total visual privacy, in combination with adjacent walls and curtains.

m. Handwashing sinks located in the bedroom shall be provided with total visual privacy, if used by residents for personal care.

20.F.1. Beds

a. Each resident shall be provided an adjustable hospital-type single or twin bed, at least thirty-six (36) inches wide and of proper size and height for the convenience and needs of the resident. Beds must be of substantial construction and in good repair.

b. For new construction and/or replacement, the beds shall be adjustable as to height and positioning of the head and lower sections of the bed.

c. Each bed shall have a label identifying the resident.

d. Each bed shall be provided with satisfactory type springs in good repair and a clean, comfortable mattress at least five (5) inches thick, four (4) inches if of foam rubber construction, and four and one half (4 1/2) inches thick, if of inner spring type and standard in size. Each bed shall be provided with two (2) clean, comfortable pillows of average bed size and moisture-proof covers and sheets, as necessary, to keep the mattress and pillows dry and clean.

e. Beds shall be so placed in each room so as to be easily serviceable and not subjected to extremes of heat or cold. Beds shall not be placed closer than three (3) feet from other beds and walls; for new construction, four (4) feet shall be the distance. The head of a bed may be placed against a properly insulated exterior wall. No bed shall be placed within three (3) feet of a heating unit.

20.F.2. Additional Equipment

a. For each resident’s bed, there shall be:

1. A bedside cabinet with a drawer and washable top;

2. A minimum of two (2) dresser drawers and a minimum of four (4) dresser drawers in newly constructed or renovated facilities;

3. An individual towel rack;

4. A comfortable non-folding chair, or a chair designed specifically for geriatric use; and

5. A reading lamp.

b. Individual bedpan, urinal, and washbasins used by the resident shall be stored in the resident’s room within an enclosed bedside table or in a separate cabinet or in some other conveniently accessible space with resident identification for individualized use.

c. Each facility shall have appropriate functional furniture, including over-bed or chair-side tables to meet the needs of the residents.

20.F.3. Call System

a. There shall be an automatic call system provided at each bed, as well as in each resident toilet room, bathing room, shower room, beauty parlor and common resident areas.
b. On any floor without staff on duty at all times, the call system from each bed, resident toilet room and bathing room shall be connected to the nearest nurses station, identifying the location of the call.

c. New facilities planned after July 1, 1994. shall have intercom systems connecting resident areas with the nurses station.

20.G. Provision for Isolation
Provision shall be made for isolating infectious residents in well-ventilated bedrooms having separate toilet and bathing fixtures.

20.H. Bathing, Lavatory and Toilet Fixtures

20.H.1. Requirements

a. Provide a minimum of one (1) bathtub or shower for each fifteen (15) residents, with a bathing facility on each resident floor. At least one (1) bathtub per floor must be provided, and in all facilities of more than fifteen (15) beds, at least one (1) shower adapted for use of wheel-in shower chairs must be provided. Requests for exceptions to these requirements may be made in writing when there is a bathing facility designed and equipped to bathe handicapped individuals and justification for the exception is documented. The Department shall indicate in writing whether or not the request for exception is granted.

b. All new facilities or additions of more than four (4) beds to existing facilities, for which construction is started after July 1, 1994, shall provide a minimum of one (1) lavatory and one (1) toilet for each four (4) residents on each floor, directly accessible from bedrooms without entering the general corridor and separate from bathing fixtures.

c. At least one (1) toilet room accessible from the corridor shall be provided for toilet training of wheelchair residents, providing at least three (3) feet of clearance on both sides and in front of the water closet. A minimum door width of two (2) feet, eight (8) inches shall be provided to all resident toilet areas.

d. The number of licensed beds shall be used in determining the number of toileting, bathing and lavatory fixtures required.

e. In newly constructed or renovated facilities after July 1, 1994, there shall be separate bathrooms provided for staff and visitors.

20.H.2. Location

a. All bath and toilet rooms shall be easily accessible and conveniently located.

b. No bath or toilet room shall be so located that a resident must pass through another resident’s room to enter it.

c. No toilet room shall open directly into a kitchen, pantry or food preparation or storage room, or be so located that anyone carrying bedpans or urinals must pass through any of the above areas to enter it.

20.H.3. Ventilation

All bath and toilet rooms shall be ventilated to the outside either by means of a window that can be opened or by an exhaust fan.

20.H.4. Fixtures

a. All bathrooms and bathroom fixtures shall be of sound construction, in good repair and designed so that they may be maintained in a clean and sanitary condition.

b. All toilets, showers and bathtubs shall be provided with handgrips to assist residents.

20.H.5. Lighting and Locks

a. Each toilet room and bathing room shall be adequately lighted and have a light switch just inside or outside the door, and shall have a well-lighted mirror for each lavatory.

b. Locks on the rooms shall be readily openable from the outside under all circumstances.

20.H.6. Call Bells and Door Alarms

a. Automatic call bells shall be provided for each toilet and bathing room for resident use.
b. Safety alert systems, approved by the Department, shall be provided at all exit doors that are in areas routinely used by residents.

20.H.7. Partitions
Partitions shall be installed to provide privacy for each toilet and bath fixture when there is more than one (1) such fixture in a room.

20.H.8. Equipment for Toilet Training
a. One (1) toilet enclosure that is accessible and large enough to permit toilet training of wheelchair residents shall be provided on each floor having wheelchair residents.

b. A lavatory and a mirror so located and hung that they can be used by wheelchair residents shall be provided for each of these toilets.

20.H.9. Hot Water Temperature
Plumbing fixtures which require hot water and which are accessible to residents shall be supplied with water which is thermostatically controlled to provide a water temperature of no higher than 120 degrees Fahrenheit at the fixture.

20.H.10. Restricted Use
Residents’ bathing, lavatory and toilet rooms shall not be used as utility areas, linen storage or medication areas.

20.I. Nurses Station
20.I.1. A nurses station, no more than one hundred twenty (120) feet from the farthest resident room, shall be provided on each floor of any multi-story building.

20.I.2. The nurses station shall provide adequate space for maintaining residents’ records and to accommodate related staff activities.

20.I.3. All facilities shall have a well-lighted medication area containing a locked medicine cabinet or cart with one (1) or more locked sections for controlled substances and poisons, cabinet space, work space for preparation of medicines and a hand-washing sink with hot and cold running water. Any refrigerator for storing items other than food shall be in a secured (locked) area or have a compartment which may be locked.

20.I.4. The number of nurses stations and medication areas will be on the basis of facility size, physical plant layout and type of care provided, subject to Department approval.

20.J. Utility Area
20.J.1. Clean Utility Room
A room with a handwashing sink shall be provided for storage of nursing supplies and equipment. The medication room may also serve as the clean utility room, if sufficient space is available.

20.J.2. Soiled Utility Room
A closet or other room shall be provided in each resident service area, separate from bathrooms or kitchen, and equipped with counter space, handwashing sink and an appropriate utility hopper to facilitate cleaning of nursing care equipment. The hopper shall have a bedpan flushing attachment.

a. A closet or other enclosed storage space shall be provided for storage of necessary nursing equipment.

b. A closet or other suitable space shall be provided for such equipment as wheelchairs, walkers, lifts, etc.

20.J.4. Housekeeping Utility Room
Each facility shall have a closet or other enclosed space for mops, brooms, scrub pails, and other utensils used for cleaning purposes. Every facility shall have a service sink large enough to handle janitorial equipment, with hot and cold running water. This room shall be secured to prevent resident access.
20.J.5. General Storage Areas
   a. Residents' Storage Areas
      Each facility shall have sufficient appropriate and secure areas provided for the storage of
      residents' possessions and out-of-season clothing.
   b. Facility's Storage Areas
      A separate storage area of sufficient size shall be provided to accommodate seasonal outdoor
      furniture and maintenance equipment.

20.J.6. Department Approval
   The number and location of utility and storage areas will depend upon the size of the facility, its
   physical layout and type of residents receiving care, subject to Department approval.

20.K. Living Room and Dining Area
20.K.1. Requirements
   a. Each licensed facility shall provide a living or recreation room and a dining room for the use of
      the residents. Corridor area shall not be acceptable as a living room, recreation room, or dining
      room.
   b. No room shall be used as a multi-purpose room for dining, living room and recreation room
      without prior approval of the Department. There shall be sufficient space to accommodate all
      activities and prevent their interference with each other.

20.K.2. Size
   All newly constructed facilities or additions of four (4) or more beds to existing facilities, for which
   construction is started after July 1, 1994, shall provide living room and dining room areas to the
   extent of forty (40) square feet per bed. Window area shall be provided equal to 1/10 of the
   available floor space.

20.K.3. Location and Size
   Living room and dining areas shall be accessible to all residents. The size and location of living
   room and dining room area will be dependent upon the type of care being offered, the number of floors in
   the facility and the total number of licensed beds.

20.K.4. Furnishings
   a. All rooms used for dining or recreation shall be provided with an adequate number of reading
      lamps capable of producing thirty (30) foot candles of light at reading level.
   b. All resident dining or activity rooms shall be furnished with attractive, durable and functional
      furniture and equipment in good repair and appropriate to the residents' needs.

20.L. Therapy Areas
   Existing facilities shall provide areas for therapy services of sufficient size to accommodate the
   necessary equipment to meet residents' needs. All newly constructed facilities or additions of four
   (4) or more beds to existing facilities for which construction is started after July 1, 1994, shall
   provide areas for therapy services of sufficient size and appropriate design to accommodate the
   necessary equipment to meet residents' needs.

20.M. Smoking
   Smoking shall be permitted only in those rooms which are ventilated to the outside and which are
   designated specifically for that purpose.

20.N. Laundry
20.N.1. Laundry Room
   a. Equipment
      Every licensed facility shall provide a laundry room equipped with a handwashing sink and
      washing, drying, and ironing equipment. New construction after July 1, 1994 shall provide a
      hopper-type sink with spray on the soiled side of the laundry room. The equipment must be
      sufficient in number and adequate to accommodate the needs of the facility and to assure that all
      laundry is done in a sanitary manner and that sufficient supplies are maintained.
b. Location
The laundry room, equipped as above, shall be located in a room used for that purpose only.

c. Lighting and Ventilation
1. Lighting shall be non-glare and adequate for employees to perform their tasks.
2. The laundry room shall be ventilated and adequate in size for the needs of the home and shall be maintained in a sanitary manner and kept in good repair.
3. Ventilation to the outside shall be provided and be adequate to remove excessive heat and moisture generated by the laundry process.
4. The ventilation system shall assure that air flow is directed away from the clean area.
d. The size of the laundry room shall be adequate in size for all laundry procedures so that laundry can be processed in a sanitary manner. All new facilities shall provide separate entrances and exits for soiled and clean laundry.

20.N.2. Personal Laundry
a. All personal clothing of residents shall be properly marked and identified with the resident’s name.
b. The facility shall provide for the laundering of personal clothing when requested.
c. Personal clothing that is washable shall be washed according to directions, mended and ironed as is necessary and returned to the resident promptly.

20.N.3. Procedures
a. Soiled Linen and Personal Clothing Personnel must handle, store, process and transport linens and personal clothing so as to prevent the spread of infection.
1. Personal laundry shall not be washed with other laundry.
2. All soiled linen and personal clothing shall be placed in a bag or laundry cart, covered and stored in a manner to prevent contamination and odors.
3. All soiled linen and personal laundry shall be collected and transported to the laundry in the washable containers in which it was collected.
4. All laundry personnel shall wear a protective apron and gloves and shall wash their hands thoroughly after handling soiled linen and personal clothing.
5. Soiled linen and personal clothing shall be handled and stored in such a manner as to prevent contamination of clean linen and personal clothing.
6. Facilities used to collect, transport, and store soiled linen and personal clothing shall not be used for the handling of clean linen and personal clothing.
b. Clean Linen and Personal Clothing
1. Clean linen and personal clothing shall be sorted, dried, ironed and folded in a sanitary manner in a specified area.
2. Clean linen and personal clothing shall be transported, stored and distributed in a sanitary manner.

20.N.4. Policies
Laundry services shall be described in written policies that shall include procedures for the sanitary handling of soiled and clean linens and personal clothing, staff orientation and the delineation of staff duties and schedules.

20.N.5. Linen Storage Area
Adequate and convenient closed storage space for extra linens, including towels, wash cloths, pillows and bedding, shall be provided. The number and location of such shall depend on the size of the facility, its physical layout and the type of residents receiving care.

a. Requirements
In each facility there shall be an adequate supply of linen. For each licensed bed there shall be a minimum of:
b. Reserve Supply for Incontinent Residents
There shall be an adequate reserve supply of clean linen and other incontinent supplies available at all times so that incontinent residents can be kept clean and comfortable.
c. Quality of Linens
All linens shall be in good condition and free of rips, holes and stains.

20.O. Housekeeping
20.O.1. Each facility shall have the necessary staff to maintain the facility in a clean, attractive and orderly fashion.
20.O.2. The facility shall have policies and procedures to assure the following:
a. Services shall be described, with delineation of staff and time allocations;
b. Floors are non-slip and free from hazards;
c. Equipment and supplies are properly stored;
d. Bathtubs, shower stalls and lavatories are not used for other purposes;
e. Storage areas are maintained in a safe and neat condition;
f. Attics, basements, and similar areas are free of accumulations of refuse and discarded equipment.

20.O.3. Infection Control
The facility shall provide a hygienic environment for residents and staff by having procedures for:
a. Orientation of all staff
b. The use, cleaning and care of equipment;
c. The maintenance of cleaning schedules;
d. On-going evaluation of cleaning effectiveness;
e. Maintaining liaison with the Quality Assurance Committee as necessary;
f. Education and training.

20.P. Control of Odors
20.P.1. The control of odors shall be within the housekeeping staff's area of responsibility, using techniques of cleaning and proper ventilation.
20.P.2. Deodorizers shall not be used to cover up odors caused by unsanitary conditions or poor housekeeping practices.

20.Q. Use of Nursing Personnel
Nursing personnel shall not be used for housekeeping or laundry services except under extraordinary circumstances.

CHAPTER 23
ALZHEIMER'S/DEMENTIA CARE UNITS
23.C.1. Physical Design, Environment and Safety
A home-like environment is encouraged for design of Alzheimer's/Dementia Care Units. The design and environment of a unit shall assist residents in their activities of daily living, enhance their quality of life, reduce tension, agitation and problem behaviors, and promote their safety.
a. Physical Design
In addition to the physical design standards required for the facility's license, an Alzheimer's/Dementia Care Unit shall include the following:
1. Adequate multipurpose rooms for dining, group and individual activities and family visits;
2. Secured outdoor space and walkways which allow residents to ambulate, but prevent undetected egress;
3. High visual contrasts between floors and walls and doorways and walls in resident use areas. Except for fire exits, door and access ways may be designed to minimize contrast to obscure or conceal areas the residents should not enter;
4. Floors, walls and ceilings shall be non-reflective to minimize glare;
5. Adequate and even lighting which minimizes glare and shadows and is designed to meet the specific needs of the residents; and 6. A staff work area which includes a communication system such as a telephone or two-way voice actuated call system and space for charting and storage for resident records.
b. Physical Environment and Safety
The Alzheimer's/Dementia Care Unit shall:
1. Provide freedom of movement for the residents to common areas and to their personal spaces. The facility shall not lock residents out of or inside their rooms;
2. Assure that all assistive equipment maximizes the independence of individual residents;
3. Label or inventory all residents’ possessions;
4. Provide comfortable seating in the common use areas;
5. Encourage and assist residents to decorate and furnish their rooms with personal items and furnishing based on the resident's needs, preferences and appropriateness;
6. Individually identify residents’ rooms and assist residents in recognizing their rooms with appropriate and personal items; and
7. Only use a public address system in the unit (if one exists) for emergencies.
c. Egress Control
1. The Alzheimer's/Dementia Care Unit shall develop policies and procedures to deal with residents who may wander. The procedures shall include actions to be taken in case a resident elopes;
2. If locking devices are used on exit doors, as approved by the building codes agency and the Office of the State Fire Marshal having jurisdiction over the facility, then the locking device shall be electronic and release when the following occurs:
(a) Upon activation of the fire alarm or sprinkler system;
(b) Power failure to the facility; or
(c) Bypassing a key button/key pad located at exits for routine use by staff for service.
3. If the unit uses keypads to lock and unlock exits, then directions for their operation shall be posted on the outside of the door to allow individuals access to the unit. However, if the unit is a whole facility, then directions for the operation of the locks need not be posted on the outside of the door. The units shall not have entrance and exit doors that are closed with non-electronic keyed locks, nor shall a door with a keyed lock be placed between a resident and the exit.

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.26 Physical Plant General Requirements.
Unless otherwise indicated, all general requirements apply to both new construction and existing facilities.
A. Construction—New Facilities. Facilities shall be constructed, equipped, and maintained to protect the health and safety of patients, personnel, and the public.
B. Construction of New Facilities. New facilities shall be defined as facilities for which plans have been submitted and approved subsequent to the adoption of these regulations and shall meet the following criteria:
(1) Building shall be a completely detached structure.
(2) A facility desiring to provide services other than those licensed shall obtain prior approval from the Department. The facility also shall obtain prior approval from the Department for any part of
the premises to be used for tenant occupancy or for unrelated business purposes. Any such usage shall require the facility to follow guidelines to be established by the Department.

(3) All facilities shall be constructed in accordance with the provisions of the NFPA 101-Life Safety Code, as promulgated by the State Fire Prevention Commission, as are applicable to nursing homes.

(4) Facilities constructed after July 1, 1977 which will house 50 or more occupants needing evacuation assistance (as enforced by the State Fire Marshal) shall be protected throughout the entire building by an automatic fire extinguishing system. (This requirement does not apply to Washington County. See Washington County local building code.)

(5) Basements—New Facility Construction. On new construction of one-story or multi-story facilities scheduled to have basements, the following requirements shall be met: In basements of fire resistive buildings where special fire hazards are identified by fire authorities' review of plans, automatic sprinkler protection shall be required as indicated by the fire authority.

(6) The facility shall be in compliance with all applicable State and local governing laws, regulations, standards, ordinances, and codes.

(7) The facility shall be constructed to comply with ANSI A117.1-1961, (Reaffirmed 1971) American National Standard Institute Specifications for making buildings accessible to, and usable by, the physically handicapped.

(8) Securely anchored handrails shall be provided on each side of all corridors in patient areas and shall be 36 inches high, measured from the floor to the top of the handrail.

Agency Note: In existing structures, the Department will entertain requests for waivers on items which will not endanger the health and safety of persons using the facility; patients and visitors; and for those items, if corrected, which will result in an unreasonable hardship upon the facility, that is, cause substantial financial burden.

C. Conversion of an Existing Structure. When an owner plans to convert an existing structure which has not been licensed as a nursing or care home to a comprehensive care facility or an extended care facility the owner shall be required to meet all conditions set forth in "New Facility Construction Requirements."

Agency Note: This would, for example, relate to hotels, apartment houses, and other types of institutions.

D. Elevators—New Construction. Elevators shall meet the requirements for elevators in long-term care facilities as set forth in the "Minimum Requirements of Construction and Equipment for Hospital and Medical Facilities, DHEW Publication No. (HRA) 76-4000, or as amended".

E. Elevators—Existing Facilities. In existing facilities all local codes and standards for safety and maintenance of institutional elevators shall be met.

F. Emergency Electrical Power—New Construction and Existing Facilities. Emergency electrical power shall be provided as detailed in this section:

(1) Emergency power for the purpose of egress lighting and protection shall be as required by the Maryland State Fire Prevention Code and Life Safety Code 101 as adopted by the State Fire Marshal's Office.

(2) Other emergency lighting shall be as follows:
(a) Nursing station;
(b) Drug distribution station or unit dose storage;
(c) A lighted area for emergency telephone use;
(d) Boiler or mechanical room;
(e) Kitchen;
(f) Generator set location and switch gear location;
(g) Elevator, if operable on emergency power;
(h) Areas where life support equipment is used;
(i) If applicable, lighting for common area of refuge;
(j) If applicable, lighting in toilet rooms of common area of refuge;
(3) Emergency power shall be provided for the following:
(a) Nurses’ call system.
(b) Duplex receptacles installed 50 feet apart in all corridors in patient areas, or appropriately located duplex receptacles in the common area of refuge, if applicable.
(c) Telephone service. At least one telephone shall be available for incoming and outgoing calls.
(d) Fire pump.
(e) Sewerage pump and sump pump.
(f) Elevator, if required for evacuation. If the facility’s evacuation plan requires the use of the elevator or elevators, emergency power shall be provided in accordance with ANSI standards as enforced by the Division of Labor and Industry, Elevator Safety Section. If there is more than one elevator, there shall be switchover facilities to operate one elevator at a time.
(g) Necessary heating equipment to maintain a minimum temperature of 70°F (24°C) in all common areas of refuge, if applicable.
(h) Life support equipment.
(i) Nonflammable medical gas systems.
(4) Common Area or Areas of Refuge. If all patient rooms and toilet rooms are not tied into the emergency generator to provide heat in an emergency situation, the facility shall provide common area or areas of refuge for all patients as described below:
(a) An area of not less than 30 square feet per bed (2.79 square meters), exclusive of corridors, shall be designated by the facility as the common area or areas of refuge.
(b) The 30 square feet (2.79 square meters) per bed shall include a minimum of 5 percent of the patient bedrooms. A minimum temperature of 70°F (24°C) shall be maintained in this area.
(c) Heated toilet rooms adjacent to the common areas of refuge shall be provided. These toilet rooms are not reflected in the 30 square feet (2.79 square meters) per bed.
(d) The facility shall provide to the Department for approval a written plan which defines the specified area or areas of refuge, and outlines paths of egress from the common areas of refuge, the provision for light, heat, food service, and the washing and toileting of patients.
(5) Emergency Power Source. The emergency power source shall be a generating set and prime mover located on the premises with automatic transfer. The following are required as part of the emergency power system:
(a) In the event of failure of the normal electrical service, the emergency power shall be activated immediately.
(b) The emergency generator set shall come to full speed and load acceptance within 10 seconds.
(c) The emergency generator shall have a capability of 48 hours of operation from fuel stored onsite.
(d) The emergency power system shall be tested once a month. The system shall be exercised for a minimum of 30 minutes under normal emergency facility connected load and recorded in a permanent log book maintained for that purpose.
(6) Applicability of Emergency Power Requirements.
(a) Within 12 months of the effective date of these requirements, existing facilities of 150 beds or more shall complete the installation and acceptance of a working system as required in this section.
(b) Within 18 months of the effective date of these requirements, existing facilities of 50 to 149 beds shall complete the installation and acceptance of a working system.
(c) Existing facilities of 49 beds or less shall have the option to:
(i) Install an acceptable system within 18 months of the effective date of these requirements; or
(ii) Provide a written evacuation/relocation plan for patients which shall be approved by the Department. There shall be a signed agreement between the nursing facility and the facility which agrees to accept the patients for the duration of the emergency. The agreement shall specify that there is sufficient emergency electrical power coverage to provide the care and services required by the patients admitted. A facility which opts to evacuate patients during an emergency shall be in
compliance with requirements for emergency power for the purpose of egress as required by the
Maryland State Fire Prevention Code and the Life Safety Code 101, as adopted by the State Fire
Marshal's Office.

G.—H. (Repealed)
I. Lighting—New Construction and Existing Facilities. Each patient's room shall be lighted by
outside windows and also shall have artificial light adequate for reading and other uses as required.
All entrances, hallways, stairways, inclines, ramps, basements, attics, storerooms, kitchens,
launderies, and service units shall have sufficient artificial lighting to prevent accidents and promote
efficiency of service.

J. Minimally Maintained Lighting Levels—New Construction and Existing Facilities. Lighting shall
be adequate for activities conducted in given areas:

K. Night Lights—New Construction and Existing Facilities. There shall be sufficient lighting at night
in selected areas of the facility (hallways, stairs and designated toilets) for the safety of the patient
who must get up during the night. There also shall be one night light in each bedroom for patients.
In new construction the night light shall be switched at the patient room door.

L. Heating System. All facilities shall be equipped with a properly maintained and operative central
heating system capable of maintaining 75°F throughout the patients' section of the building with
the outside temperature defined by ASHRAE, American Society of Heating, Refrigerating and Air
Conditioning Engineers, winter median of extreme temperature.

M. Approved Heating System. The heating system shall be in compliance with NFPA Code and all
State and local codes.

N. Humidity. The humidity shall be controlled according to ASHRAE recommendations.

O. Auxiliary Heat—New Construction and Existing Facilities. Appropriate provisions shall be made
for emergency auxiliary heat by means of alternate sources of electric power, alternate fuels, or
standby equipment.

P. Space Heaters. Space heaters and portable heaters may not be used.

Q. Ventilation—New and Existing Facilities. Existing facilities shall provide for adequate
ventilation through windows or mechanical means or a combination of both. New facilities shall
meet the following requirements:

(1) Temperatures. A minimum design temperature of 75°F (24°C) at winter design conditions shall
be provided for all occupied areas.

(2) Ventilation System Details. All air-supply and air-exhaust systems shall be mechanically
operated. All fans serving exhaust systems shall be located at the discharge end of the system. The
ventilation rates shown in Table 1, §Q, below, shall be considered as a minimum acceptable rates
and may not be construed as precluding the use of higher ventilation rates.

(a) Outdoor air intakes shall be located as far as practical but not less than 25 feet (7.62m) from
exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum
systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other
noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as
practical but not less than 6 feet (1.83m) above ground level, or if installed above the roof, 3 feet
(91 cm) above roof level.

(b) The ventilation systems shall be designed and balanced to provide the pressure relationship as
shown in Table 1.

(c) The bottoms of ventilation openings shall be not less than 3 inches (7.6 cm) above the floor of
any room.

(d) Corridors may not be used to supply air to or exhaust air from any room, except that air from
corridors may be used to ventilate bathrooms, toilet rooms, janitors' closets, and small electrical or
telephone closets opening directly on corridors.

(e) All central ventilation or air conditioning systems shall be equipped with filters having
efficiencies no less than those specified in Table 2. The filter bed shall be located upstream of the air
conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter bed may be located further downstream.

(f) All filter or filters efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ASHRAE Standard 52-68. Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work shall be gasketed or sealed to provide a positive seal against air leakage. A manometer shall be installed across each filter bed serving central air systems.

(g) Air handling duct systems shall meet the requirements of NFPA Standard 90A, 1976 Edition.

(h) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of NFPA Standard 90A, 1976 Edition. Return, supply, and exhaust ducts which pass through a required smoke barrier, through which smoke can be transferred to another zone shall be provided with smoke dampers at the barrier, controlled to close automatically to prevent flow of air-laden smoke in either direction. Smoke dampers shall be equipped with automatic remote control reset devices except that manual reopening will be permitted if smoke dampers are conveniently located. All air ducts which pass through a required smoke barrier shall be provided with smoke damper at the barrier, actuated by smoke or products of combustion (other than heat) detectors. Smoke dampers shall actuate by smoke detectors located in the ducts at the smoke barrier, or by the smoke detectors used to close smoke barrier doors. All devices shall be interlocked with the fire alarm system. Reference should be made to the Life Safety Code, Chapter 10, NFPA 101.

(i) In new construction and existing facilities, exhaust hoods in food preparation centers shall have an air movement exhaust rate of not less than 50 feet per minute in the direction of the exhaust as measured at the front edge of the cooking surface. All hoods over cooking surfaces shall be in compliance with NFPA, #96, 1973 Edition, Standard for the Installation of Equipment for the Removal of Smoke and Grease-laden Vapors from Commercial Cooking Equipment.

(j) New Construction and Existing Facilities. Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperatures in working stations to 97°F (36°C) effective temperature as defined by ASHRAE Handbook of Fundamentals.

R. Air Conditioning. All new facilities shall be equipped with a properly maintained air conditioning system capable of maintaining 75° throughout the patients’ section of the building. The system shall be in compliance with ASHRAE and NFPA Code and all State and local codes.

S. Screens, New Construction and Existing Facilities.

(1) Health care facilities shall be protected effectively to prevent the entrance and harborage of rodents and insects. Screening, rat-proofing devices, or other approved deterrents shall be installed and effectively maintained.

(2) All openings to the outside air shall be protected effectively against the entrance of insects by closed doors, closed windows, or other means.

(3) Openings for which the intended use is to provide for the normal flow of ingress and egress of traffic shall be protected by self-closing doors.

(4) Doors and windows normally operated in the open position to provide ventilation shall be screened with wire screen or its equal, not less than 16 meshes per linear inch.

(5) All screened doors shall be equipped with self-closing devices and when closed shall fit tightly enough to prevent entrance of rodents and insects.

(6) Window screens shall fit closely enough to keep out rodents and insects and shall be adjusted easily.

(7) Screened doors and windows shall be installed and maintained in accordance with applicable fire and safety codes and COMAR 10.15.03 Food Service Facilities. Maintenance and installation may not be in conflict with other applicable laws, regulations, codes, or ordinances.
T. Garbage Disposal. Garbage shall be stored in water-tight containers with tight-fitting covers, and shall be emptied at frequent intervals. Containers shall be thoroughly scoured and aired before using again.

U. Storage Space. Garbage. Storage space shall be provided for garbage and trash awaiting pickup.

V. Burning. If burning is the method used for disposal when no satisfactory garbage collection service is available for the purpose, an approved incinerator shall be used. The method of incinerator installation shall be approved by the local environmental representative of the county health department.

W. Medical Wastes. Disposal of medical wastes shall be accomplished in accordance with regulations promulgated by the Department or other State or federal agencies.

X. Plumbing. All plumbing shall be installed in conformance with existing building and sanitary regulations except that, in existing facilities, a nonconforming installation which is not an immediate hazard shall be corrected upon replacement.

Y. Sewage. The facility shall be serviced by a public sewage disposal system if available.

Z. Private Sewage Disposal Approval. If no approved public sewerage system is available, a private sewage disposal may be accepted, if approved by the Department. Private systems shall comply with COMAR 26.04.02.

AA. Water Supply. Facilities shall be served by water from a safe public water supply, if available, as determined by the Department.

BB. Approval of Private Water Supply. If a safe public water supply is not available, a private water supply may be used if it is approved by the Department.

CC. Emergency Procedures. Emergency procedures shall be established and documented which enable the facility to provide water in all essential areas in the event of the loss of the normal water supply.

DD. Adequacy of Pressure. The water supply shall be adequate in quantity and delivered under sufficient pressure to satisfactorily serve fixtures in the facility. A minimum pressure of 15 psi is required at top floor fixtures during demand period.

EE. Temperature. The water heating equipment shall supply adequate amounts of water according to the following temperature guidelines for:

1. Washing, bathing, and other personal use, not more than 120°F or less than 100°F;
2. Food preparation use, in conformance with COMAR 10.15.03; and

3. Laundry use, in conformance with the water supply standards of the American Laundry Institute.

FF. Smoking. Each patient who must be confined to a bed for the greater part of the day shall be asked about his sensitivity or objection to smoking. Insofar as possible, non-smokers shall be housed with other non-smokers. Smoking areas shall be designated and ash trays of non-combustible material and safe design shall be provided. Patients may not smoke in bed except when confined to bed and supervised by a competent employee during the entire period of smoking.

Agency Note: In developing the facility's policy regarding smoking, refer to Health-General Article, §24-205, Annotated Code of Maryland.

.27 Nursing Care Unit.

A. Size. Nursing care units may not exceed 60 beds. The Department may specify the numbers and types of personnel for each unit which exceeds 40 beds.

B. Service Areas. Required in New Construction or for New Facilities.

1. Nurses' Station. The nurses' station shall be centrally located in relation to beds served and shall provide easy view of corridors outside of rooms. The Department may specify the location and size of a nurses' station which serves a nursing care unit exceeding 40 beds. A nursing care unit also shall include:

    a. A toilet, within the care unit, for the use of personnel, a handwashing sink equipped with 4 inch wrist blades, gooseneck spout, and separate soap dispensers and towel dispensers.
(b) Medicine storage cabinet with locks. Schedule II drugs shall be kept in separately locked, securely fixed boxes or drawers in a cabinet, under two locks, keyed differently; medicine storage and preparation area with illumination of 100 footcandles at the work counter; preparation area shall include a small sink set into the counter or with drain boards; biological refrigerator. Spaces housing medicine storage cabinet, medicine preparation area, and biological refrigerator shall be under the direct visual control of the nursing or pharmacy staff.

c) Nurses’ call system.

d) Charting desk and supplies.

e) Storage space for miscellaneous medical supplies which shall be protected from contamination.

(f) Sufficient space and equipment for medical records which enables personnel to function in an effective manner and to maintain records on all patients so they are easily accessible.

(2) Nurses’ Station—Existing Facility. Each care unit shall have a nurses’ station provided with a medicine storage cabinet and preparation counter or table having adequate lighting overhead. A handsink with hot and cold running water shall be convenient to the nurses’ station.

(3) Because specific temperatures are often required for the safe storage of drugs, the storage facilities shall provide for the following conditions when prescribed:

(a) Cold—Any temperature not exceeding 8°C (46°F). A refrigerator is a cold place in which the temperature is maintained thermostatically between 2°C and 8°C (46° and 59°F). A freezer is a cold place in which the temperature is maintained thermostatically between -20°C and -10°C (-4° and -14°F).

(b) Cool—Any temperature between 8°C and 15°C (46° and 59°F). An article for which storage in a cool place is directed may, alternatively, be stored in a refrigerator, unless otherwise specified in the individual monograph.

(c) Room Temperature—The temperature prevailing in a working area. Controlled room temperature is a temperature maintained thermostatically between 15°C and 30°C (59° and 86°F).

(d) Warm—Any temperature between 30°C and 40°C (86° and 104°F).

(e) Excessive Heat—Any temperature above 40°C (104°F).

(f) Protection from Freezing. When, in addition to the risk of breakage of the container, freezing subjects a product to loss of strength or potency, or to destructive alteration of the dosage form, the container label bears an appropriate instruction to protect the product from freezing.

(g) Storage under Non-specific Conditions. When no specific storage directions or limitations are provided in the individual monograph, it is to be understood that the storage conditions include protection from moisture, freezing, and excessive heat.

(4) Space for Storage of Linen—New Construction and Existing Facilities. Capacity shall be provided for storage of at least two complete changes per bed. Clean linen shall be stored separately from non-clean items.

(5) Janitors’ Closet—New Construction. Each nursing unit shall contain at least one janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies. The janitors’ closet shall be equipped for handwashing.

(6) Utility Rooms—New Construction.

(a) There shall be separate clean and soiled utility rooms in each nursing unit, accessible to the patient area, no more than 120 feet to the most remote patient bedroom. There shall be a separate entrance into each room.

(b) The clean utility room shall contain:

(i) Wall and base cabinets with stain resistant counter top;

(ii) A small sink set into the counter, or with drainboards; sink shall be equipped with gooseneck spout and wrist blades;

(iii) Adequate storage and work counter space for storage and assembly of supplies for nursing procedures;
(iv) Provision for storing and transporting clean linen in covered container. Clean linen may also be stored in closed linen carts or rooms exclusively provided for this purpose, if approved by the Department.

(c) The soiled utility room shall contain:

(i) Work counter with sink, gooseneck faucet, and wrist blades;
(ii) A separate wall-hung hand sink for handwashing, equipped with wrist blades and soap and towel dispensers;
(iii) Space for waste receptacles and soiled linen receptacles; provision for storing and transporting soiled linen in covered leakproof containers;
(iv) Equipment, approved by the Department, to clean and sanitize bedpans, urinals, and basins.

(7) Utility Rooms—Existing Facility. In existing facilities service areas shall be provided for patient care items which are acceptable to the Department.

C. Call System—New Construction. A call system shall be installed and maintained in operating order in all nursing units. Call systems shall be maintained in a manner that will provide visible and audible signal communication between nursing personnel and patients. The minimum requirements are:

(1) A call station or stations providing detachable extension cords to each patient’s bed in the patients’ rooms. These extension cords shall be readily accessible to patients at all times.
(2) A visible signal in the corridor above the corridor door of each patient’s bedroom, visible from all parts of the corridor.
(3) An audible signal and a nurses’ call enunciator indicating the room from which the call originates or an alternate system approved in writing by the Department, shall be located at the nurses’ station. The sounding of the audible signal shall be continuous or intermittent until answered. The audible signal may not be turned off at the nursing station.
(4) A call system shall be provided in each patient’s toilet room, bathroom, and shower stall in locations easily accessible to the patients. The call system shall enable patients in the rehabilitation area to summon rehabilitation staff.
(5) The nurses’ call system shall be so designed as to require resetting at the station where the call originates.

D. Call System—Existing Facilities. Existing facilities (those facilities licensed at the time this regulation becomes effective) shall provide some method/means of a patient summoning aid that shall include as minimum a combined visual and audible signal that is audible at the nurses’ station and simultaneously activates a light located in the hall, outside of and adjacent to the patient’s room. The activating device for those signals shall be located in each patient’s room and each and every bathing compartment and toilet room or compartment used by patients. Exceptions may be made in part at the discretion of the Department for an individual facility only when the facility can demonstrate compliance with the intent of this section by showing an effective patient call system to provide quality patient care.

E. Drinking Fountains. One public drinking fountain shall be provided one each floor, usable from a wheelchair.

.28 Resident Bedroom and Toilet Facilities.

A. Unless otherwise noted, requirements are applicable to existing facilities as well as new facilities.

B. Bedroom Accommodations. The following requirements shall be met:

(1) Each patient’s room shall have direct access to an exit as specified by the Life Safety Code.
(2) A room which opens into the kitchen may not be used as a patient bedroom.
(3) A room may not be used as a patient bedroom which necessitates passing through a kitchen to reach any other area.
(4) Patients may not occupy rooms extending below the ground level.
(5) More than six persons may not occupy a multiple occupancy bedroom.
(6) Care shall be exercised to prevent beds from being located near radiators, registers, or sources of draft.
(7) In new construction, cubicle curtains and tracks shall be provided in multiple occupancy bedrooms between beds to insure privacy of patients when necessary.
Agency Note: In existing facilities, curtains or screens shall be acceptable.
(8) Adequate closet space shall be provided in, or convenient to, each bedroom to allow each patient to keep necessary items of clothing. Where closets are locked, a master key or duplicate key shall be available in the administrator’s office. Adequate storage space shall be provided for patients’ personal possessions, including the storage of seasonal clothing.
(9) Each facility shall maintain, at all times, the capability to physically isolate any patient who may contract a communicable disease from the remaining patient population. This shall include access to bathing and toilet facilities not used by the rest of the patient population.
(10) All occupants of any bedroom shall be of the same sex, except in the case of a two-bed room occupied only by husband and wife.

C. Floor and Window Space. The following requirements shall be met:
(1) A distance of at least 3 feet shall be maintained between each bed. Each bed is to be placed so that all sides of the bed are at least 18 inches from walls or heating units.
(2) The following allowance of floor space shall be considered a minimum:
(a) Single-bed room-----100 square feet.
(b) Multiple-bed rooms-----80 square feet (per bed).
Agency Note: Recommended for multi-bed rooms, 100 square feet per bed; single-bed rooms, 125 square feet per bed.
(3) For any bedroom in a new facility, the following floor areas may not be included in the calculation of floor space:
(a) The floor area of toilet rooms and bathing facilities;
(b) The floor area of closets;
(c) The floor area occupied by wardrobes, bureaus, or lockers;
(d) The floor area occupied by, or directly under, any HVAC equipment, including any steam, water, or electrical supply or return lines which may run parallel to the floor, or interrupt the floor surface;
(e) The floor area occupied by any support columns, pipe chases, or other structure, whether free-standing or as an integral part of a wall; and
(f) The floor area described by the arc of any door, excluding closet doors, which opens into the room.
(4) For any bedroom in a new facility, the minimum horizontal dimension is to be 10 feet to facilitate the placement of beds as required in §C(1) of this regulation and to maintain a minimum clearance of 3 feet at the foot of the bed.
(5) In existing facilities, the usable floor area for rooms having sloping walls shall be calculated for bed occupancy only for that area having a ceiling height of 8 feet and 50 percent of the area having ceiling height of between 4 feet and 7 feet 6 inches provided that at least 50 percent of the total area has a ceiling height of 8 feet. The minimum horizontal dimension of any room shall be 9 feet.
(6) The window area may not be less than 10 square feet per bed, half of which is able to be opened. A window opening shall be at least 28 inches X 28 inches (to permit entry of firemen, removal of smoke, and emergency evacuation). In case of airconditioning, the presence of portable airconditioning units may not block window space. The installation of portable airconditioning units shall be approved by fire authorities.

D. Furnishings. The following shall be provided;
(1) Each patient shall be provided with his own bed which shall be at least 36 inches wide, be substantially constructed and in good repair. Rollaway type beds, cots or folding beds may not be used.
(2) Each bed shall be provided with satisfactory type springs in good repair, and a clean comfortable mattress, standard in size for the bed.
(3) Each bed shall be provided with a clean, comfortable pillow. Extra pillows shall be available.
(4) Each patient shall be provided with the following furnishings which shall be convenient to the patient:
   (a) Bedside stand with a drawer.
   (b) Towel rack. A towel rack in an existing private bathroom satisfies this requirement.
   (c) A comfortable chair.
   (d) At least two dresser drawers in a chest of drawers.
   (e) Enclosed space for hanging clothing.
   (f) Wall mirror in each room (unless contraindicated by physician's order).
   (g) Bedside lamp or other directional light source for patient reading or bedside care, or both.
(5) Windows shall be provided with shades or draperies adequate to control glare and maintain privacy.
(6) Each living room for patients' use shall be provided with a sufficient number of reading lamps, tables, and comfortable chairs or sofas.
(7) In new construction each patient's room shall be provided with a lavatory with both hot and cold running water unless private toilet or bathroom facilities are connected to the bedroom.
(8) There shall be at least one bathtub or shower, or bathing device (approved by the Department), in a separate room or compartment for each 12 beds. The compartment shall be large enough to accommodate wheelchair and attendant.
(9) There shall be at least one toilet room on each floor large enough to accommodate wheelchair and attendant, to permit toilet assistance or training.
Agency Note: If the toilet facilities described above are provided in private patient toilet rooms, a separate toilet room on every floor will not be required. An inter-connecting bathroom may not be considered a private bath.
(10) For each eight beds there shall be at least one toilet enclosed in a separate room or stall.
(11) There shall be one lavatory for every four beds.
(12) For handwashing purposes there shall be a towel dispenser and a supply of paper towels and soap dispenser adjacent to all lavatories.
(13) Bedpans, Urinals, and Basins-----New and Existing Facilities.
   (a) Each floor of the facility shall be equipped with equipment, approved by the Department, to clean and sanitize bedpans, urinals, and basins.
   (b) Common-use pans and urinals shall be cleaned and sanitized after each patient use (sanitization by heat, chemicals, gas, or other means approved by the Department).
   (c) Disposable pans and urinals shall be cleaned and sanitized when needed or at least weekly; they shall be discarded when damaged or no longer in cleanable condition. Disposable pans, even though sanitized, may not be transferred from one patient to another.
   (d) Pans and urinals used in isolation cases shall be sterilized by approved methods.
E. Body Holding Room-----New and Existing Facilities. In a new facility, if a body holding room is provided, it shall be located to facilitate quiet and unobtrusive ingress and egress of bodies, convenient to the elevator and with an isolated exit. If a body holding room is not provided, a holding area shall be designated which approximates the above conditions.
Agency Note: Existing facilities shall provide a method for holding which minimizes the psychological effect on other patients in the home.
.29 Equipment and Supplies for Bedside Care.
A. Needs of Patients. There shall be sufficient equipment to meet the needs of the type patients admitted. It shall be the responsibility of the administrator to obtain specific items required for individual cases where requested by the attending physician or supervisor of care services. The Department may require specific types of equipment based on the needs of the patients. All
facilities shall establish and enforce a written preventive maintenance program to ensure that all essential mechanical, electrical, and patient care equipment is maintained in safe operating condition.

**B. Use of Hot Water Bottles and Ice Caps.** Covers shall be placed on hot water bottles and ice caps before they are placed in a bed or on a patient. The water temperatures in hot water bottles may not exceed 120°F. Heating pads may not be used instead of hot water bottles.

**.30 Rehabilitation Facilities — Space and Equipment.**

**A. Space.**

(1) There shall be adequate space for the reception, examination, and treatment of patients; storage of supplies and equipment including wheelchairs and stretchers; and office space for the personnel employed;

(2) Seventy-five square feet shall be allotted for treatment area per patient based on peak treatment schedules:

Agency Note: Recommended space: Storage—10 percent of area designated for exercise and rehabilitation; Office—one therapist, 110 square feet; two or more, 85 square feet per therapist.

(3) Space may be planned and arranged for shared use by physical therapy and occupational therapy staff and patients if scheduling permits.

**B. Equipment.**

(1) Equipment shall be of a type that will provide safe and effective patient care.

(2) All electrical equipment shall be calibrated according to manufacturers’ directions and shall be periodically serviced as part of a preventive maintenance program. A sticker bearing the date of the most current inspection shall be affixed on each piece of equipment.

(3) All electrical equipment shall be periodically tested for proper grounding, current leakage, and calibration where appropriate.

(4) Operator’s instruction booklet shall be available in a designated location at all times.

(5) All flammables shall be stored in compliance with NFPA 30, flammable and combustible liquids code.

(6) Due care shall be taken in using vaporous materials or pollutants.

C. Toilet Facilities in Rehabilitation Area. In new construction, facilities with rehabilitation areas shall provide a lavatory and toilet which meet ANSI standards for wheelchair patients. These facilities shall be readily accessible to the rehabilitation patients.

**.31 Dayroom and Dining Area.**

**A. Resident Dining, Occupational Therapy, and Activities Program.** There shall be provided one or more attractively furnished areas of adequate size for resident dining, occupational therapy, and social activities. Activities space of adequate size to meet the needs of the residents shall be located on each floor occupied by residents.

**B. Dining Area.** In all facilities, the dining area shall be large enough to accommodate all patients able to eat out of their rooms. There shall be an allowance of at least 12 square feet per ambulatory patient; this allowance shall be substantially increased proportionately to wheelchair cases. There shall be at least 12 square feet per bed for 50 percent of the total licensed beds.

**C. Dayroom Area.** Dayroom areas shall be provided, adequate for the patients capable of using them and convenient to patients’ bedrooms.

**D. Multi-purpose Room.** If a multi-purpose room is used for dining, occupational therapy, and social activities, there shall be sufficient space to accommodate all activities without interference with each other. The total areas set aside for patients’ dining and recreation areas shall be no less than 30 square feet per bed for the first 100 beds and 27 square feet per bed for all beds in excess of 100.
.32 Dietetic Service Area.

A. Food Service Department. The location of the food service area shall be approved by the Department. A facility which holds full licensure as of the adoption of these regulations shall be considered as having an appropriately located food service area. A catered or satellite system shall be covered by a contract approved by the Department.

B. Outside Service Entrance. A convenient outside service entrance shall be planned to facilitate receiving food supplies and the disposal of waste.

C. Restriction—Entry to Kitchen or Serving Pantry. A toilet room or sleeping room may not open directly into any kitchen or serving pantry.

D. Limitations on Use of Kitchen. The kitchen may not be used as a passageway. It shall be used for no other purpose than activities connected with food service.

E. Janitor’s Closet or Service Area.
   (1) New Construction. A janitor’s closet or service alcove for exclusive use of food service areas shall be provided in, or adjacent to, the dietetic service department. It shall be equipped with a utility sink, storage shelves, and a rack for hanging brooms and mops.
   (2) Existing Facility. A utility sink shall be provided within reasonable distance from the food service department for its use, but it may be shared with other activities. Space near the utility sink shall be provided for the storage of brooms, mops, and cleaning materials.

F. Space. There shall be sufficient floor space in the food service department to permit all activities to function efficiently without overcrowding:
   (1) New Construction. New construction providing a conventional type food service program shall have the following minimal space requirements (excluding bulk food-storage areas, dining areas, and separate floor pantries). Modification of the following minimum space will be made in the event that the facility can demonstrate that the use of convenience food, disposables, or equipment, require less space for operation. However, once a facility elects to use these procedures or systems and a modification is granted, the systems may not be changed without prior approval of the Department. The Department in these cases may required additional space be provided.

   Homes’ Licensed
   
<table>
<thead>
<tr>
<th>Capacity for Patients</th>
<th>Minimum Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 to 10</td>
<td>120 square feet</td>
</tr>
<tr>
<td>11 to 35</td>
<td>132 square feet plus 12 feet per licensed bed in excess of 11</td>
</tr>
<tr>
<td>36 to 100</td>
<td>430 sq ft plus 10 sq ft per licensed bed in excess of 36</td>
</tr>
<tr>
<td>Over 100</td>
<td>1,070 sq ft plus 8 sq ft per licensed bed in excess of 100</td>
</tr>
</tbody>
</table>
   (2) Renovations of existing kitchens shall be approved by the Department which will consider modification of the minimum space requirement based on space available, costs, and type of service.
   (3) Aisle space between working areas shall be at least 3 feet; main traffic shall be at least 5 feet.
   (4) Ceiling height shall be at least 9 feet.
   Agency Note: 10 foot ceiling height is recommended.
   (5) Existing Facility. A facility which holds full licensure as of the adoption of these regulations shall be considered as having an adequate size dietetic service department.
   (6) If the licensed capacity of a facility is increased, or meals are provided to anyone outside of the facility from the food service area of the facility, the facility shall provide additional food service area in accordance with §F(1), (3), and (4) of this regulation. The additional food service area required when meals are provided to anyone outside of the facility is to be calculated by using the total number of individuals to whom meals are provided.
   (7) The kitchen space requirement in §F(6) of this regulation does not apply to occasional special functions such as picnics or dinners for residents, volunteers, families, or community groups provided the facility certifies to the Department that the provision of meals for the particular...
special function will not adversely affect or detract from the timely provision of meals to the residents of the facility.

**G. Floor Pantries—New Construction.**

(1) In a decentralized food service, the area or areas for floor pantries shall be approved by the Department.

(2) This area shall be of sufficient size to accommodate the equipment required for food preparation and service.

Agency Note: The following equipment is recommended:

(a) Equipment to maintain food at correct temperature;
(b) Toaster;
(c) Hot plate;
(d) Refrigerator;
(e) Ice-making machine or ice-storage container;
(f) Work space for tray preparation;
(g) Equipment for delivery of completed trays;
(h) Three-compartment sink or dishwasher;
(i) Cabinet for dry storage and supplies;
(j) Storage for trays, tableware, flatware, and utensils;
(k) Handwashing sink with soap and towel dispenser or approved drying device.

(3) At least one nourishment pantry convenient to the nursing station shall be provided on each floor in facilities using a centralized food service system. Minimum equipment shall include the following:

(a) Refrigerators;
(b) Cabinets for dry storage and supplies;
(c) Work space;
(d) Sink for purposes other than handwashing;
(e) Handwashing sink with soap and towel dispenser or approved drying device.

**H. Equipment for Food Preparation and Distribution.** The following requirements shall be met:

(1) Adequate equipment for preparation, serving, and distribution of food shall be provided;

(2) A dumbwaiter, elevator, or ramp shall be provided in a facility of more than one story where more than eight patients, above or below the kitchen level, receive bedside tray service;

(3) Equipment to protect food from dust or contamination and to maintain food at proper temperature shall be provided for transportation of food to the patients.

**I. Dry Food Storage.** The following requirements shall be met:

(1) Adequate space shall be provided for the storage of food supplies;

Agency Note: The amount of storage space needed is dependent upon frequency of deliveries. It is recommended that 2 square feet per patient be provided and that the area be located within easy access to the receiving area and the kitchen.

(2) The storeroom shall be cool and well ventilated;

(3) All food supplies shall be stored off the floor and away from the wall to allow for cleaning.

Agency Note: Care should be exercised in the rotation of stored food so that old stock is used first.

**J. Refrigerated Storage.** Adequate refrigerated storage, refrigerators and frozen food storage cabinets, shall be provided which are regulated to maintain temperatures prescribed in COMAR 10.15.03 Food Service Facilities.

**.33 Administrative Areas.**

**A. New Construction.** In new construction, a separate room or rooms shall be provided for the administrator and staff. Sufficient areas shall be provided to accommodate all necessary office furniture, files, and other equipment, including provision for the safe storage of patients’ valuables.

**B. Existing Facilities.** In existing facilities, an administrative area shall be provided which is suitable for conducting business or discussing in privacy problems with the patient’s sponsor.
C. Lobby Area. In new construction, facility shall provide a lobby area. Public toilets for both sexes shall be located conveniently to this area. Telephone service and drinking fountains which meet ANSI standards also shall be provided.

D. Employee Facilities—New Construction. In new construction, separate locker rooms and toilet facilities shall be provided for male and female employees in each facility.

E. Employee Facilities—Existing Facilities. In existing facilities a sufficient number of lockers capable of being securely locked shall be provided for all employees working at any one time, and provision shall be made for the use of toilet facilities at a convenient location.

34 Housekeeping Services, Pest Control, and Laundry.

A. Staff. Sufficient housekeeping and maintenance personnel shall be employed to maintain the interior and exterior of the facility in a safe, clean, orderly, and attractive manner.

B. Cleanliness and Maintenance. The following shall be observed:

1. The building and all its parts and facilities shall be kept in good repair, neat and attractive. The safety and comfort of the patients shall be the first consideration.

2. All walls, floors, ceilings, windows, and fixtures shall be kept clean. Interior walls and floors shall be of a character to permit frequent and easy cleaning.

3. The facility shall be kept free of unnecessary accumulations of personal possessions, boxes, trunks, suitcases, papers, unused furniture, bed clothing, linens, bric-a-brac, and similar items.

4. The grounds shall be kept clean, neat, attractive, and free of hazards.

5. The facility shall be maintained free of insects and rodents by operation of an active pest-control program, either by use of maintenance personnel or by contract with a pest-control company. Care shall be exercised in the usage and storage of toxic and flammable insecticides and rodenticides. Usage shall conform to the U.S. Environmental Protection Administration and Maryland Department of Agriculture requirements.

Agency Note: Refer to Regulation .26S of this chapter for window screening requirements.

C. Laundries-New Facilities. In laundries in new facilities there shall be a physical separation between the "clean" and "soil" areas. There shall be provision for the laundering of patients' clothing. Hot water temperatures in laundries shall conform to applicable standards of the International Fabric Care Institute for laundry water supply.

D. Laundries-Existing Facilities. In existing facilities where a physical separation is not possible, exceptions as to approved laundry facilities may be made at the discretion of the Department. There shall be provision for the laundering of patients' clothing. Hot water temperatures in laundries shall conform to applicable standards of the International Fabric Care Institute for laundry water supply.

MASSACHUSETTS

150.015: Patient Comfort, Safety, Accommodations and Equipment

(A) All facilities shall provide for the comfort, safety and mental and physical well-being of patients or residents.

1. The types and amounts of personal services, assistance in daily activities, protection and accommodations needed by each patient or resident shall be recorded and known to all staff attending that person.

2. Patients' and residents' personal needs shall be evaluated periodically and appropriate modifications made in services, protective measures and accommodations. In a SNCFC, the patient's personal needs shall be evaluated and any modifications made in services, protective measures and accommodations shall be reflected in the patient's Individual Service Plan (ISP).
(3) All facilities shall be prohibited from applying any Aversive Interventions to a patient or resident.

(B) Personal Care.
(1) Every patient or resident shall have a reasonable amount of privacy in routine daily living, during visiting hours, in time of crisis or when seriously ill.
(2) Patients and residents shall be treated with dignity and kindness at all times.
(3) Patients’ or residents’ personal effects shall be treated with respect and care.
(4) Patients and residents shall be encouraged and assisted to dress and move about from sleeping quarters to sitting rooms, dining areas and out-of-doors when their condition permits.

(C) Safety and Personal Protection.
(1) At all times a responsible staff member shall be on duty and immediately accessible, to whom patients or residents can report injuries, symptoms of illness, emergencies, any other discomfort or complaint, and who is responsible for ensuring that prompt, appropriate action is taken.
(2) Restraints shall be used only on a physician’s or physician-physician assistant team’s or physician-nurse practitioner team’s order or physician assistant’s order or nurse practitioner’s order, and the type of restraint shall be specified by the physician or physician-physician assistant team or physician-nurse practitioner team. Restraints shall not be applied for more than two hours at a time (or the time ordered by the physician). At the end of this time, restraints shall be released and the patient ambulated, toileted (if necessary) etc. When the restraints are removed, the patient shall be made comfortable and his position changed. Supervision shall be provided during the time restraints are removed. Restraints shall not be used or applied in such a manner as to cause injury to the patient. Locked restraints shall not be used at any time. A patient in restraint shall be checked at least every hour. Physical restraint or chemical restraint shall not be used as a punishment or for the convenience of staff.
(3) There shall be a signal system or a hand bell at each patient’s bedside, in sitting rooms, in bathrooms, in shower and tub rooms and in all other patient areas. The method used for signaling shall be approved by the Department.
(4) Grip bars, properly placed, shall be in all bathrooms, toilets, tub rooms and showers. In a SNCFC, appropriate adaptive equipment shall be installed in all bathrooms, toilets, tub rooms and showers to ensure patient and staff safety and maximum patient independence.
(5) Non-skid wax shall be used on all waxed floors. Throw rugs or scatter rugs shall not be used. Non-slip entrance mats may be used. Non-skid treads shall be used on stairs.
(6) Bedrails shall be provided as needed for restless patients.
(7) All accidents, epidemic disease, fires and other mishaps shall be reported as stipulated in 105 CMR 150.002(G).
(8) Facilities that provide only Level IV care shall provide a first-aid kit in a convenient place. The contents of the kit shall be in accordance with the recommendations of the American Red Cross.
(9) A check-out system shall be maintained for patients or residents leaving the facility. The patient’s or resident’s name, the destination, the name of the person assuming responsibility, the time of departure, and the estimated time of return shall be recorded.
(10) There shall be at least one functioning telephone on each floor or in each unit where patients, residents or personnel reside. These telephones shall be free of locks and shall be available for use in emergency for both incoming and outgoing calls. In addition, all facilities shall provide at least one telephone for patient or resident use, which may be coin operated, that is located so as to assure privacy during use; is a single line without an extension; is placed and positioned at a height so that the equipment is fully accessible to individuals in wheelchairs; is equipped with sound amplification for those with hearing disabilities and so identified with instructions for use. For existing facilities, the Division may grant a waiver of 105 CMR 150.015(C)(10) if it is demonstrated that enforcement would result in unreasonable hardship upon the facility. All facilities shall comply with the provisions of 105 CMR 150.015(C)(10) by December 23, 1983 except that it the facility
demonstrates that major structural changes are necessary, compliance shall be achieved by June 23, 1984.
(11) Light switches shall be located adjacent to doors of all patient or resident rooms and all bathrooms.
(12) All hospital beds shall have brakes set and all wheelchairs shall be equipped with brakes.
(D) Fire Protection.
(1) All fires shall be reported to the Department as specified in 105 CMR 150.002(G)(3).
(2) All facilities shall have an approved quarterly fire report in accordance with the M.G.L. c. 1, § 4. 
(3) At least once a year, employees of the home shall be instructed by the head of the local fire department or his representative on their duties in case of fire and this noted in the facility's record.
(4) Fire extinguishers shall be recharged and so labeled at least once a year.
(5) Where sprinkler systems are installed, the water pressure shall be checked weekly by the individual in charge of the facility, and the pressure recorded in the facility's records.
(6) Emergency lights shall be checked weekly by the individual in charge of the facility, recorded in the facility's records if deficient, and repaired immediately.
(7) All exits shall be clearly identified by exit signs, adequately lighted and free from obstruction.
(8) Clothes dryers shall be inspected at the time of installation and annually by the proper authorities. Deficiencies shall be recorded in the facility's records and necessary repairs made immediately.
(9) Draperies, upholstery and other such fabrics or decorations shall be fire resistant and flame proof.
(10) No patients or residents shall be permitted to have access to lighter fluid or wooden household matches.
(11) Routine storage of oxygen tanks shall be permitted only in facilities that provide Level I, II or III care unless specifically approved by the Department.
   (a) Wherever oxygen is used or stored it shall be in accordance with the National Fire Protection Code.
   (b) Smoking is prohibited in all rooms, and in areas adjacent to where oxygen is administered, used or stored.
   (c) Carriers shall be provided when oxygen is being used or transported.
   (d) Signs indicating that oxygen is available, currently in use or stored shall be conspicuously posted.
   (e) Oxygen tanks shall be safely stored and labeled when empty.
(E) Disaster Plan.
(1) Every facility shall have a written plan and procedures to be followed in case of fire, or other emergency, developed with the assistance of local and state fire and safety experts, and posted at all nurses' and attendants' stations and in conspicuous locations throughout the facility.
(2) The plan shall specify persons to be notified, locations of alarm signals and fire extinguishers, evacuation routes, procedures for evacuating helpless patients, and assignment of specific tasks and responsibilities to the personnel of each shift.
(3) All personnel shall be trained to perform assigned task.
(4) Simulated drills testing the effectiveness of the plan shall be conducted for all shifts at least twice a year.
(F) Patients' or Residents' Accommodations.
(1) All patient or resident areas shall be cheerful, homelike, pleasant, clean, well-kept, free from unpleasant odors, sights and noises, and maintained in good repair.
(2) Space and furnishing shall provide each resident or patient with comfortable and reasonably private living accommodations. Beds shall be placed to avoid drafts, heat from radiators, unpleasant noises or other discomforts.
(3) Every bedroom and every bed location shall be permanently, clearly and distinctively identified by a number or letter in addition to the patient’s or resident’s name.

(4) All patient or resident areas must be decorated in a cheerful, pleasant way with such items as draperies, bedspreads and slipcovers made of easily laundered material, and kept clean and in good condition.

(5) All patient or resident areas must have adequate lighting, heating and ventilation so that patients or residents are comfortable in all seasons of the year.

(a) Each patient’s or resident’s room shall have direct outside exposure with adequate, unobstructed natural light and adequate ventilation.

(b) Adequate artificial lighting shall be available in all rooms, stairways, hallways, corridors, bathrooms, toilets, nurses’ or attendants’ stations. (See 105 CMR 150.017(B)(15)).

(c) Adequate heating shall be provided in all rooms used by patients or residents in order to maintain a minimum temperature of 75 º F at winter temperatures for the hours between 6:00 A.M and 10:00 P.M.; and a minimum temperature of 70 º F at winter temperatures for the hours between 10:00 P.M. and 6:00 A.M.

(G) Patients’ and Residents’ Equipment and Supplies.

(1) Equipment and supplies appropriate in quantity and kind shall be provided for the routine care, comfort and special nursing care of patients or residents.

(2) All equipment and supplies shall be kept in good working condition and in a clean and sanitary manner.

(3) All facilities shall use techniques approved by the Department to autoclave, sterilize, disinfect or dispose of equipment and supplies.

(4) Every patient or resident shall be provided with the following basic equipment and supplies:

(a) A comfortable bed. In facilities that provide Level I or II care, each patient or resident shall have a hospital-type bed which shall not be less than 76 inches long and 36 inches wide and shall be equipped with a headboard and swivel lock casters. In facilities that provide Level III and IV care, beds of household size or hospital beds may be used. Cots and folding beds are prohibited.

(b) Bed springs and a clean, comfortable mattress with waterproof covering on all beds. Each mattress shall be at least four inches thick, 36 inches wide and not less than 72 inches long.

(c) At least two comfortable pillows of standard hospital size. Other pillows shall be available if requested or needed by the patients or residents.

(d) An adequate supply of clean, ironed or drip dry bed linen, bed rubbers, blankets, bedspreads, washcloths, and towels of good quality and in good condition. This shall mean a supply of linen equal to at least three times the usual occupancy. In facilities that provide Level I or II care, towels and washcloths shall be changed and laundered every day; in facilities that provide Level III and IV care, at least every week and more frequently, if indicated. Bed linen shall be laundered at least weekly and more frequently if needed.

(e) An easy chair or a comfortable padded or upholstered straight back chair with arms, suited to individual patient or resident needs.

(f) An individual light of at least 60 watts (or its equivalent), which is safe and conveniently located for reading.

(g) A bedside cabinet with a hard-surfaced, washable top, a drawer and a cabinet section with a towel rack that is adequate for patient or resident needs. In facilities that provide Level I or II care, hospital-type bedside cabinets shall be provided and shall contain a towel and wash cloth, a wash basin, an emesis basin and the equipment listed in 105 CMR 150.015(G)(4)(h).

(h) All facilities shall see to it that each patient or resident has the following items: individual mouthwash cup, a tooth brush and dentifrice, containers for the care of patients’
or residents' dentures, an individual comb and brush, soap dish, bar of soap, shaving equipment, individual sputum containers (when needed), and other equipment for personal care.

(i) All facilities shall provide for each patient or resident a permanently located, readily accessible, storage space equipped with a lock and key, that is large enough to accommodate small personal possessions such as letters, jewelry, pictures or small amounts of money. Storage space shall be located within each patient's or resident's room. A key to secure personal storage space shall be in the possession of each patient or resident, and the facility administrator or his designee shall hold a master key to any such locked space.

(5) Other Patient or Resident Equipment that shall be provided:
   (a) A covered metal waste container in each patient or resident bedroom.
   (b) Bedrails for 75% of the total authorized beds in Levels I and II, and as needed in Level III and IV. In a SNCFC, sideliners shall be provided on all cribs or beds, when indicated.
   (c) A sufficient number of foot stools.
   (d) Hospital-type over-bed tables for not less than 25% of the total beds authorized in Level I, II, or III care facilities, and as needed in Level IV care facilities.
   (e) Bedpans and urinals for not less than 50% of the total beds authorized in Level I, II, III care facilities and in adequate numbers in Level IV care facilities.
   (f) An adequate number of commode chairs, wheelchairs, walkers, foot soak basins, footboards, cradles, armboards, and other such equipment to meet patient or resident needs.
   (g) Flame resistant, washable bedside curtains or portable screens that completely conceal the bed in all multi-bedrooms to ensure patient or resident privacy.
   (h) In a SNCFC, overbed tables, as needed.
   (i) In a SNCFC, bedpans and urinals, as needed.
   (j) In a SNCFC, appropriate adaptive equipment for bathing such as lifts, portable tubs, etc., shall be provided in sufficient numbers to meet the personal care needs of patients.

(6) The following equipment and supplies shall be readily available as needed for the administration of medications, the performance of treatments, or other use. Items marked with an asterisk shall be disposable (single use) or sterilized by autoclave.
* Syringes and needles
* Instruments
Glassware
* Rubber goods
Thermometers (rectal and oral)
* Enema Equipment
Stethoscope
Blood pressure apparatus
Tourniquets
Flash Lights
Mouth bites
A standard scale for weighing
* Catheters and catheterization equipment
* Suction equipment
I.V. poles
Sand bags, wheelchairs, walkers, foot boards, cradles, armboards and other such equipment.

(7) All equipment used for personal care of more than one individual, such as electric shavers, shall be thoroughly cleaned after each use.

(8) All facilities shall provide adequate space, equipment and procedures for the proper disinfection of beds, springs, mattresses and bed pillows and for the proper sterilization of equipment as needed.
(9) A SNCFC shall provide a chair or non-ambulatory scale.

(10) In a SNCFC, accommodations, equipment and supplies shall be appropriate in quantity, kind and size to meet the needs of patients.

(H) Behavior Modification Programs In A SNCFC.

(1) For purposes of 105 CMR 150.015(H) an aversive technique means a thing or event which the patient might find unpleasant which is used to immediately discourage undesired behavior. The use of physical aversive techniques involving active physical interventions, for example water sprays and slaps is prohibited. Time out means a procedure designed to improve a patient's behavior by removing positive reinforcement or by removing the patient physically from the environment when his/her behavior is undesirable.

(2) Time-out procedures shall only be used as part of approved behavior modification exercises and only by an individual (or individuals) appropriately trained to carry out such exercises and under the supervision of a behavior modification trainer. Time-out shall not be used for longer than one hour for time-out involving removal from a situation.

(3) Behavior modification programs involving the use of aversive techniques or time-out procedures shall be conducted only after documented failure of less severe alternatives and with the consent of the patient's parents or legal guardian; and shall be described in the Individual Service Plan along with written plans that are kept on file.

150.016: Environmental Health and Housekeeping

(A) Water Supply.

(1) Water used in the care or treatment of patients or for other drinking, domestic, or culinary purpose shall be pure and otherwise fit for such use consistent with established standards of sanitation.

(2) Ice that comes in contact with food or drink shall be made from water of a sanitary quality and shall be stored, handled and dispensed in a sanitary manner.

(3) The volume and pressure of the water supply, in servicing sprinkler installations, shall be sufficient to meet the flow demands of the designed installation.

(4) Domestic hot water heating equipment shall have adequate capacity to supply patient areas, food preparation areas and laundry.

(5) Where the water supply of the facility, in whole or in part, is derived from a private source, the entire system of supply is within the jurisdiction of the Department of Environmental Quality Engineering under M.G.L. c. 111, § 17 and 160. The written approval of said Department is required prior to construction or alteration of any private water supply, and any operating supply is subject to the regulations of said Department and such orders as it may issue from time to time. The Program Director shall report any apparent violation of law in connection with the private water supply of a facility to the Department of Environmental Quality Engineering. Failure to comply with an order of said Department relative to such water supply, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.

(6) The cross-connection of a facility water supply used in the care or treatment of patients or for other drinking, domestic, or culinary purpose with any other water supply requires a permit issued under M.G.L. c. 111, § 160A, by the Department as being pure and otherwise fit for such use. The permit shall be posted in accordance with 105 CMR 150.018(E)(1). The Program Director shall report any apparent violation of M.G.L. c. 111, § 160A, to the Department of Environmental Quality Engineering. Failure to comply with an order of said Department relative to a crossconnection, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.
(7) Nothing contained in 105 CMR 150.016(A)(5) or 150.016(A)(6) shall be construed as a limitation, express or implied, upon the residual authority of the Department to make orders relative to any water supply found to endanger the public health.

(B) Sewage Disposal. All sewage shall be discharged into a municipal sewerage system where such is available; otherwise, the sewage shall be collected, treated, and disposed of by means of a private sewerage system in conformity with 105 CMR 150.016(B)(1) and 150.016(B)(2).

(1) In the case of a private sewerage system, prior approval by the Department of Environmental Quality Engineering for construction or alteration is required under M.G.L. c. 111, § 17, and any operating system is subject to the provisions of the State Environmental Quality Engineering under M.G.L. c. 21A, § 13. Said Code may be enforced by either the Department of Environmental Quality Engineering or the appropriate local board of health, or by both. The Program Director shall report any apparent violation of M.G.L. c. 111, § 17, or of the State Environmental Code in connection with the private sewerage system of a facility to the Department of Environmental Quality Engineering. Failure to comply with an order by said Department or by a local board relative to such system, if chargeable to the licensee, shall be cause for license denial, license revocation, or other sanction under 105 CMR 150.018(I)(2), unless the licensee shall demonstrate that compliance had been stayed.

(2) Nothing contained in 105 CMR 150.016(B)(1) shall be construed as a limitation, express or implied, upon the residual authority of the Department to make orders relative to any sewerage system found to endanger the public health.

(C) Waste Disposal and Garbage Disposal.

(1) Suitable sanitary procedures and equipment shall be provided for the collection, storage and disposal of all wastes and garbage.

(2) All accumulated soiled dressings, that do not meet the definition of infectious or physically dangerous medical or biological waste as set forth in 105 CMR 180.000: *State Sanitary Code, Chapter VIII*, and other wastes, and all garbage not disposed of by mechanical means shall be stored, both indoors and out-of-doors, in sanitary, rodent-proof, leak-proof, fire-proof, nonabsorbent, watertight containers with tight-fitting covers.

(3) Wastes and garbage shall be stored and disposed of at proper intervals in a manner to prevent fire hazard, contamination, transmission of disease, a nuisance, a breeding place for flies and insects, or feeding place for rodents.

(4) Garbage and wastes shall be stored in areas separate from those used for the preparation, storage and service of food.

(5) Equipment for proper cleaning and disinfection of these containers each time they are emptied during all seasons shall be provided.

(6) Requirements governing the disposal of infectious or physically dangerous medical or biological waste as set forth in 105 CMR 480.000: *State Sanitary Code, Chapter VIII* are incorporated herein by reference.

(D) Laundry and Linen Sanitation.

(1) All facilities shall provide appropriate procedures, staff and equipment to assure sufficient clean linen supplies (105 CMR 150.015(F)(4)(d)) and the proper sanitary washing and handling of linen.

(2) Handling of Soiled Linen.

(a) Soiled linen shall be placed in washable or disposable containers, transported in a sanitary manner and stored in separate, well-ventilated areas in a manner to prevent contamination and odors.

(b) Soiled linen shall not be permitted to accumulate excessively in any area of the facility.

(c) Soiled linen shall be handled and stored in such a manner as to prevent contamination of clean linen. Equipment or areas used to transport or store soiled linen shall not be used for the handling or storing of clean linen.
(d) Soiled linen shall not be sorted, laundered, rinsed or stored in bathrooms, patient’s or resident’s rooms, kitchens or food storage areas.
(e) Handwashing facilities with hot and cold running water, soap dispenser and paper towels shall be available in the laundry area where soiled linen is handled or sorted.
(f) Personal laundry of patients, residents or staff shall also be collected, transported, sorted, washed and dried in a sanitary manner, separate from bed linens.

(3) Handling of Clean Linen.
(a) Clean linen shall be sorted, dried, ironed and folded in a specified area separate from soiled linen and in a sanitary manner.
(b) Clean linen shall be transported, stored and distributed in a sanitary manner.
(c) Clean linen and clothing shall be stored in clean, dry dust-free closets on each floor that are easily accessible to the nurses’ station and such closets shall not be used for any other purpose.
(d) When feasible, arrangements shall be made so that patients and residents who wish to do so have a safe and convenient place to wash out and dry a small amount of personal laundry.

(4) Laundry personnel shall be appropriately uniformed and adequate storage space shall be provided for the storage of their street clothing.

(E) Housekeeping and Maintenance.
(1) All facilities shall provide sufficient housekeeping and maintenance personnel to maintain the interior of the facility in good repair and in a safe, clean, orderly, attractive and sanitary manner free from all accumulation of dirt, rubbish and objectionable odors.
(2) Nursing, dietary, and other personnel providing patient care shall not be assigned housekeeping duties.
(3) A separate janitor’s closet and housekeeping equipment shall be provided for each floor. Janitor’s and housekeeping closets shall be separate from, and shall not open off, utility rooms or toilets.
(4) All housekeeping and maintenance equipment shall be provided and stored in janitors’ closets or other suitable storage areas; they shall never be stored in lavatories, bathrooms, utility rooms, halls or stairs. In facilities that provide Level I, II or III care, the janitors closet shall be adequately lighted and ventilated and shall contain slop sink or floor receptor with hot and cold running water. In a SNCF, storage areas or any other areas where hazardous equipment or poisonous solutions are stored, shall be locked.
(5) Housekeeping equipment and cleaning supplies shall include an adequate supply of wet and dry mops (improvised mops are not permitted), mop pails, brushes, brooms, at least one vacuum cleaner, cleaning cloths and other cleaning supplies.
(6) Housekeeping and maintenance equipment shall be kept clean, in good condition and maintained in a sanitary manner. Wet mops, dusters and cleaning cloths shall be laundered daily, dry mops twice a week.
(7) Floors, walls and ceilings shall be cleaned regularly; halls and ceilings shall be maintained free from cracks and falling plaster.
(8) Deodorizers shall not be used to cover up odors caused by unsanitary conditions or poor housekeeping.
(9) Storage areas, attics and cellars shall be kept safe and free from accumulations of extraneous materials such as refuse, furniture and old newspapers or other paper goods. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers including those used in patient or residents activities.
(10) The grounds shall be kept free from refuse and litter, and areas around buildings, sidewalks, gardens and patios kept clear of dense undergrowth, snow and ice.
(11) A pest control program shall be provided by maintenance personnel of the facility or by contract with a pest control company. Insecticides and rodenticides shall be stored in non-patient and non-food service and storage areas.

(12) Windows and doors shall be properly screened during the insect breeding season, and harborage and entrances for insects shall be eliminated.

(13) All windows, including combination windows, shall be washed inside and outside at least twice a year.

(F) Pets.

(1) Pets or other types of animals shall not be allowed in any of the following areas: patient areas in facilities that provide Level I, II, or III care; kitchens and areas used for preparation, serving or storage of food; laundries or restorative services units.

(2) No commerical breeding of pets shall be allowed.

(3) All pets shall be adequately fed, sheltered and maintained in a sanitary manner.

150.017: Construction and Equipment

(A) New Construction, Alterations and Conversions.

(1) The establishment and construction of new long-term care facilities, conversions of other types of facilities to long-term care facilities, or any alterations or additions to existing facilities now licensed by the Department shall conform to the Department’s most current standards of construction and shall be constructed, converted or altered for the specific purpose of providing a specific (level or levels) of long-term care.

(2) New construction, conversions, alterations, additions or other structural changes or acquisition of special equipment in a proposed or existing facility shall not be made until a letter of intent and proper application forms have been filed with the Department and approval of the final plans and specifications for construction or acquisition have been issued by the Department of Public Health and the Department of Public Safety.

(3) Conversion to long-term care facilities of structures not previously licensed by the Department as hospitals, convalescent and nursing homes, rest homes, infirmaries maintained in towns or charitable homes for the aged shall be allowed only in exceptional cases, as determined and approved by the Department and only where such conversion will ensure substantial compliance with 105 CMR 150.000 and current construction standards.

(4) No facility presently licensed as a rest home shall be licensed as a facility that provides Level I, II or III care unless it conforms to the Department’s most recent standards for new construction, alterations and conversions.

(B) Construction and equipment requirements for facilities, or units thereof which were NOT constructed under the “Rules and Regulations for the Construction of New Convalescent or Nursing Homes in Massachusetts” effective March 19, 1968, or subsequent revisions of these construction standards.

(1) General.

(a) Facilities shall comply with all state laws and local ordinances applicable to buildings, fire protection, public safety or public health.

(b) In facilities that provide Level I or II care and are not of class one or two construction, all patients or residents with handicaps (such as impaired vision, impaired ambulation, etc.) shall be housed on floors that have access to grade level, and no patients or residents shall be housed above the second floor. Occupancy of rooms above the second floor shall be restricted to employees and members of the immediate family of the licensee.

(2) Nursing Units shall consist of at least the following: an identifiable unit of approximately 40 beds in facilities that provide Level I or II care, and not more than 60 beds in facilities that provide Level III or IV care; a nurses’ or attendants’ station conveniently located to patient or resident beds; a medicine cabinet or closet; a utility room in facilities that provide Level I, II or III care; storage space for medical supplies and equipment; and a storage closet for linen.
(a) Patient or Resident Bedrooms.
1. Single rooms shall have a minimum of 60 square feet of floor area; multibedrooms shall have a minimum of 60 square feet of floor area per bed.
2. Any increase in the quota must provide, in the room or rooms under consideration, that single rooms shall have a minimum of 110 square feet of floor area; multi-bedrooms shall have a minimum of 80 square feet of floor area per bed.
3. No patient or resident bedroom should contain more than four beds although exceptions will be allowed for existing facilities upon written approval of the Department.
4. Each bed shall be placed at least three feet from any other bed and at least three feet from any window or radiator. An unobstructed passageway of at least three feet shall be maintained at the foot of each bed.
5. Rooms below grade level shall not be used for patient or resident occupancy. Rooms without basement foundations shall not be used for patient or resident occupancy unless there is adequate heating and insulation.
6. All rooms used for patients or residents shall be outside rooms. No room off the kitchen shall be used for patient or resident care unless another acceptable means of entrance to this room is provided. No patient or resident room shall be used as a passageway.
7. Adequate closet and drawer space shall be provided for each patient and resident. In general, this shall mean closet space of not less than two feet by two feet by the height of the closet per patient or resident for the storage of personal belongings, and either a built-in or free standing multiple drawer bureau not less than two-feet, six inches wide with a minimum of one drawer per individual. When feasible, these should be located within the patient's or resident's room.
8. In an AIDS unit a minimum of 15% of the beds on the unit must be reserved exclusively for patients whose medical or social needs dictate that the room not be shared with any other person.

(b) Nurses' or Attendants' station -- A nurses' or attendants' station shall be provided for every unit in a central location. (Exceptions may be allowed upon written approval of the Department). At a minimum, each nurses' station shall be provided with a desk or counter, chair, sufficient cabinets and an acceptable record holder or chart rack.

(c) Medicine Cabinet or Room. See 105 CMR 150.008(D).

(d) Utility Room.
1. Facilities that provide Level I or II care shall provide a utility room for every unit and for each floor. Facilities that provide Level III care shall provide a utility room for each unit. The utility room shall be physically partitioned from any toilet or bathing area for patients or personnel and shall have a separate entrance directly from a corridor.
2. A minimum of 35 square feet of floor area shall be provided for utility rooms.
3. The following equipment shall be provided in utility rooms: slop sink with gooseneck faucet and hot and cold running water; adequate cupboard and work space; adequate facilities for the storage of clean equipment used in the administration of patient care; adequate space for the storage of individual patient equipment; adequate facilities for the cleansing, disinfection and sterilization of individual patient equipment; adequate facilities for emptying, cleansing and disinfecting bedpans and urinals; an instrument sterilizer; adequate facilities for the proper storage of all rubber goods, such as hot water bottles, ice caps, rectal tubes, catheters, rubber air rings and rubber gloves; handwashing facilities with hot and cold running water.

(e) Utility rooms are not required in facilities that provide only Level IV care.

(f) Janitor's closets. See 105 CMR 150.016(E)(3).

(3) General Storage. Adequate storage space and equipment shall be provided for patients' or residents' towels and wash cloths when not in use, clothing during all seasons of the year, personal
effects and valuables; beds, bedsides, bed springs, mattresses, bed pillows and blankets, when not in use; clean linen; glassware, enamelware, instruments, syringes and needles, rubber goods, mouth and rectal thermometer and other such equipment and supplies.

(4) Examination and Treatment Room. If an examination and treatment room is provided, it shall be equipped with a sink with hot and cold running water, soap dispenser, disposal towel dispenser, treatment table, instrument table, instrument sterilizer, locked storage cabinet, a hospital scale, and a non-combustible waste receptacle with a foot-operated top.

(5) Activity Areas. All facilities shall provide on every floor and for every unit a comfortable, pleasant, convenient, well-lighted and ventilated sitting room, day room, or solarium with a direct outside exposure that is separate from patient or resident bedrooms. (Exceptions may be allowed upon written approval of the Department.) This room shall be so constructed, arranged and maintained that patients or residents have a place to read, play cards, visit or watch television. This room shall be large enough to meet patient needs and shall be suitably located.

(6) Restorative Service Units.

(a) The rooms and areas shall be sized, arranged and equipped so that they are consistent with the programs of treatment within the particular facility. The unit shall be well-lighted, well-ventilated and adequately heated and it shall be separate and apart from rooms used for resident living.
(b) There shall be a bell or signal system to summon aid in an emergency.
(c) Adequate storage facilities shall be provided and maintained in a sanitary and safe manner and in good repair.
(d) A handwashing sink with hot and cold running water shall be provided and equipped with a plaster trap if occupational therapy is given.
(e) All physical therapy equipment shall be of known quality and serviced at least annually by a qualified person. No repairs shall be made except by a qualified person.
(f) The following basic equipment shall be provided for the physical therapy unit:
   - Treatment table, footstool and chairs
   - Adequate linen supply
   - Sanitary waste containers
   - Hamper for soiled linen
   - Disposable towels
   - Curtains or cubicles to assure privacy
   - Desk or table and chair for clerical use
   (g) All plumbing and electrical installations required for the administration of physical therapy shall be inspected and approved in writing by the appropriate local or state authorities.

(7) Toilet, Bath and Shower Rooms.

(a) Adequate toilets, handwashing sinks, baths and showers shall be provided on each floor.
(b) Toilets and washrooms shall be provided for staff separate from those rooms used by patients or residents. The number shall be appropriate to the size and needs of the facility.
(c) Toilet and handwashing sinks shall be provided on a ratio of one toilet and sink per every eight to ten patients or residents. There shall be at least one separate toilet for males and one separate toilet for females on each floor. (Exceptions may be made upon written approval of the Department.)
(d) A shower or tub shall be provided in a ratio of one per 15 patients or residents. Separate showers or tub baths for males and females are required only if they are located in the same room with toilets. (Exceptions may be made upon written approval of the Department.)
(e) Toilets, bath or shower compartments shall be separated from all rooms by solid walls or partitions. Adequate provision to insure patient privacy shall be made.
(f) Toilets for patients’ or residents’ use may not be located off the kitchen.
(g) Handrails or grab bars shall be provided near showers, tub baths and toilets.
(h) Toilet, handwashing and bathing equipment and areas must be kept in good repair, and the floor area surrounding the toilet must be maintained in a sanitary manner and in good repair.
(i) Facilities shall provide all toilet rooms with toilet paper holders and paper, towels, soap dispensers with soap, mirrors and adequate lighting. Paper towels shall not be used in patient or resident bath rooms.
(j) Hot water supplied to fixtures accessible to patients or residents shall be controlled to provide a maximum temperature of 110 ° F.

(8) Kitchen.

(a) The main kitchen shall be located in a suitable area. There shall be adequate work space for the sanitary preparation and serving of meals for patients, residents and personnel, in accordance with the size of the facility. All main kitchens shall be provided with a mechanical ventilator.
(b) Kitchens and other areas when located below grade level and used for the preparation and serving of food shall either have direct access to the outside by means of suitable windows or ventilation shall be provided to permit an air supply and exhaust of at least ten air changes an hour. Ventilating units shall be maintained in a sanitary manner and kept in good repair.
(c) Adequate sanitary storage space and cabinets shall be provided for the proper storage of all foods, dishes, silverware and cooking equipment and maintained in a sanitary manner and kept in good repair.
(d) Auxiliary kitchens shall be provided and adequately equipped when the size of the facility or the physical plant indicates the need, as determined by the Department.
(e) A dumb-waiter when provided for the transportation of food shall be suitably located and used exclusively for the transportation of food. It shall be cleaned daily and kept in good repair.
(f) Stoves, sinks, counters, cabinets, shelves, tables, refrigerating equipment and all other equipment necessary for the preparation and serving of food shall be provided in accordance with the size of the facility. This equipment shall be so constructed that it can be easily cleaned, maintained in a sanitary manner and kept in good repair.
(g) A handwashing sink with hot and cold running water, a soap dispenser and disposable towels in a towel dispenser shall be located in the kitchen area.
(h) All facilities shall provide by January 1, 1972, an automatic dishwasher capable of handling the needs of the facility. For dishwashing machines, the temperature of the water shall be between 140 and 160 ° F with a final rinse at a temperature of 170 ° F or higher.
(i) Appropriate areas shall be provided for cart washing and can washing.

(9) Dining Rooms. All facilities shall provide at least one dining area for patients or residents, including wheelchair cases, who can and wish to eat at a table. ( Exceptions may be made upon written approval of the Department.) Dining rooms shall be:

(a) Suitably located in an attractive, well-lighted, ventilated and heated area that is separate from sleeping quarters and areas of congestion.
(b) Equipped with tables of sturdy construction with hard surfaced, washable tops.
(c) Equipped with comfortable chairs of sturdy construction and of a sanitary type.
(d) Provided with floors that have a waterproof and greaseproof covering. Only non-skid wax shall be used in the dining room area.

(10) Laundry Room.

(a) All facilities shall provide a laundry that is located in an area separate and apart from any area used for the storage, preparation or serving of food.
(b) When total laundry service is to be performed on the premises, sufficient space and equipment for such service shall be provided.
(c) When adequate space and equipment are not available on the premises for the proper and sanitary washing of all linens and other washable goods, or if a facility chooses not to perform total laundry service on the premises, a commercial laundry or laundry rental service shall be utilized. Even if such commercial laundry services are used, a laundry room of sufficient size to wash, dry, iron and fold bed, bath and other linen in case of an emergency, as well as to meet the personal needs of the patients or residents, shall be provided.
(d) A laundry room shall contain set tubs equipped with hot and cold running water automatic washer, drier, ironing equipment and shelving for the storage of soaps, bleaches and other laundry supplies.
(e) All space and equipment shall be adequate to meet the needs of the facility and to assure the proper and sanitary washing of linen and other washable goods.

(11) Office Space. Appropriate space and equipment shall be provided for administrative activities and for the storage of medical records. Additional space and equipment shall be provided for staff and consultants as needed.

(12) Architectural and Engineering Details.
(a) Doors, Screens and Windows. No hooks or locks shall be installed on doors used by patients or residents. Outside doors, windows and openings shall be protected against flies and other insects by the seasonal use of screens. All outside doors and doorways shall be made draft free by the installation of weather stripping or caulking material.
(b) Walls and Floors. Interior finished surfaces shall conform to local and state codes. Walls shall have a waterproof, glazed, painted or similar surface that will withstand washing; and floors shall be waterproof, greaseproof and resistant to heavy wear in the following areas: kitchen (main and auxiliary), food preparation and service areas, bathrooms and toilets, utility rooms and laundry.
(c) If carpeting is used in a facility, it shall conform to standards established by the Department.

(13) Heating and Air Conditioning Equipment.
(a) The heating system shall be in conformity with the rules and Regulations outlined by the Department of Public Safety under M.G.L. c. 148.
(b) Every facility shall be equipped with a heating system that is sufficient to maintain a minimum temperature of 75 ° F throughout the facility at all times at winter temperatures.
(c) Portable room heaters, such as space heaters, plug-in electric heaters, or heaters using kerosene, gas or other open-flame methods, are prohibited.
(d) Heating fixtures and all exposed pipes in patient areas shall be shielded for the safety of patients or residents.
(e) Every facility shall by June 21, 2000 provide air conditioning in dining rooms, activity rooms, day rooms, solariums, sitting rooms or equivalent other common resident areas that is capable of maintaining a maximum temperature of 75 ° F in those areas at all times at summer design temperatures. Temperatures must be maintained at a level which ensures the comfort and health of residents of the facility.

(14) Ventilation. (See 105 CMR 150.015(F)(5).)
(a) Each patient or resident room shall have adequate ventilation.
(b) Bathrooms, toilets and utility rooms shall have direct access to the outside by means of suitable windows or a forced system of exhaust that shall be maintained in a sanitary manner and kept in good repair.
(15) Lighting.
   (a) Adequate electric lighting maintained in good repair shall be provided throughout the facility in accordance with the provisions of the M.G.L. c. 111, § 72C, as amended, and the recommended Levels of the Illuminating Engineering Society. All electrical installations shall be in accordance with the Commonwealth of Massachusetts, Department of Public Safety, Board of Fire Prevention Regulations, Massachusetts Electrical Code 527 CMR 12.00 and all local regulations.
   (b) Adequate lighting shall be provided in each patient or resident room to provide an adequate, uniform distribution of light. No electric bulb under 60 watts shall be used for illumination for patients' or residents' use.
   (c) Night lights shall be provided in corridors, stairways, bathrooms, toilets and nurses or attendants' stations and patients' or residents' bedrooms. Night lights for hallways, stairways and bathrooms shall have at least 15 watt bulbs.
   (d) Outside walks, parking lots and entrances shall be adequately lighted.

(16) Emergency Electrical Systems. All facilities providing Level I/II care shall provide an emergency source of electricity that meets the following requirements.
   (a) The emergency source of electricity shall be connected to circuits designated in 105 CMR 150.017(B)(16)(c) through (e) for lighting and power to provide electricity during an interruption of normal electric supply that could affect the nursing care, treatment or safety of the occupants.
   (b) The emergency source of electricity shall consist of a generating set, including a prime mover and generator. It shall be located on the facility premises and shall be reserved exclusively for supplying the emergency electrical system. The set shall be of sufficient kilowatt capacity to supply all lighting and power demands of the emergency system. The power factor rating of the generator shall not be less than 80%.
   (c) The emergency electrical system shall be connected to circuits for lighting of nurses' stations, attendants' stations, medicine preparation areas, generator set location and boiler room.
   (d) The emergency electrical system shall be connected to circuits necessary to provide protection of vital equipment and material and for operation of equipment essential to the health and safety of occupants, including but not limited to nurse's call system, alarm system, fire pumps (if installed), sewage or sump lift pumps (if installed), corridor duplex receptacles in patient areas, equipment for maintaining telephone service, paging or speaker systems, refrigerators, freezers, burners and pumps necessary for the operation of one or more boilers and their controls required for heating.
   (e) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms unless the nursing home is supplied by at least two utility service feeders, each supplied by separate generating sources.
   (f) An automatic transfer switch shall be installed to transfer to emergency power within ten seconds.

(C) A SNFC shall provide a specially adapted vehicle, either purchased or leased, or shall contract for the services of a specially adapted vehicle. Such vehicle shall be properly insured and staffed for the safe transport of patients to offsite habilitative, therapeutic recreational and non-emergency medical services.
Sec. 20145. (1) Before contracting for and initiating a construction project involving new construction, additions, modernizations, or conversions of a health facility or agency with a capital expenditure of $1,000,000.00 or more, a person shall obtain a construction permit from the department. The department shall not issue the permit under this subsection unless the applicant holds a valid certificate of need if a certificate of need is required for the project pursuant to part 222. (2) To protect the public health, safety, and welfare, the department may promulgate rules to require construction permits for projects other than those described in subsection (1) and the submission of plans for other construction projects to expand or change service areas and services provided. (3) If a construction project requires a construction permit under subsection (1) or (2), but does not require a certificate of need under part 222, the department shall require the applicant to submit information considered necessary by the department to assure that the capital expenditure for the project is not a covered capital expenditure as defined in section 22203(9). (4) If a construction project requires a construction permit under subsection (1), but does not require a certificate of need under part 222, the department shall require the applicant to submit information on a 1-page sheet, along with the application for a construction permit, consisting of all of the following: (a) A short description of the reason for the project and the funding source. (b) A contact person for further information, including address and phone number. (c) The estimated resulting increase or decrease in annual operating costs. (d) The current governing board membership of the applicant. (e) The entity, if any, that owns the applicant. (5) The information filed under subsection (4) shall be made publicly available by the department by the same methods used to make information about certificate of need applications publicly available. (6) The review and approval of architectural plans and narrative shall require that the proposed construction project is designed and constructed in accord with applicable statutory and other regulatory requirements. In performing a construction permit review for a health facility or agency under this section, the department shall, at a minimum, apply the standards contained in the document entitled "Minimum Design Standards for Health Care Facilities in Michigan" published by the department and dated March 1998. The standards are incorporated by reference for purposes of this subsection. The department may promulgate rules that are more stringent than the standards if necessary to protect the public health, safety, and welfare. (7) The department shall promulgate rules to further prescribe the scope of construction projects and other alterations subject to review under this section. (8) The department may waive the applicability of this section to a construction project or alteration if the waiver will not affect the public health, safety, and welfare. (9) Upon request by the person initiating a construction project, the department may review and issue a construction permit to a construction project that is not subject to subsection (1) or (2) if the department determines that the review will promote the public health, safety, and welfare.
(10) The department shall assess a fee for each review conducted under this section. The fee is .5% of the first $1,000,000.00 of capital expenditure and .85% of any amount over $1,000,000.00 of capital expenditure, up to a maximum of $60,000.00.

(11) As used in this section, "capital expenditure" means that term as defined in section 22203(2), except that it does not include the cost of equipment that is not fixed equipment.


Popular name: Act 368

Administrative rules: R 325.3801 et seq. and R 325.20101 et seq. of the Michigan Administrative Code.

MINNESOTA

4658.1400 PHYSICAL ENVIRONMENT. A nursing home must provide a safe, clean, functional, comfortable, and homelike physical environment, allowing the resident to use personal belongings to the extent possible.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.1405 RESIDENT UNITS. The following items must be provided for each resident:
A. A bed of proper size and height for the convenience of the resident, a clean, comfortable mattress, and clean bedding, appropriate for the weather and resident's comfort, that are in good condition. Each bed must have a clean bedspread. A moisture-proof mattress or mattress cover must be provided for all residents confined to bed and for other beds as necessary. Rollaway type beds, cots, or folding beds must not be used.
B. A chair or place for the resident to sit other than the bed.
C. A place adjacent or near the bed to store personal possessions, such as a bedside table with a drawer.
D. Clean bath linens provided daily or more often as needed.
E. A bed light conveniently located and of an intensity to meet the needs of the resident while in bed or in an adjacent chair.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.1410 LINEN. Nursing home staff must handle, store, process, and transport linens so as to prevent the spread of infection according to the infection control program and policies as required by part 4658.0800. These laundering policies must comply with the manufacturer's instructions for the laundering equipment and products and include a wash formula addressing the time, temperature, water hardness, bleach, and final pH.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.1415 PLANT HOUSEKEEPING, OPERATION, AND MAINTENANCE.
Subpart 1. Direction of housekeeping and plant management. One or more persons, qualified through education and experience, must be assigned the responsibility of direction of housekeeping and plant management.
Subp. 2. **Physical plant.** The physical plant, including walls, floors, ceilings, all furnishings, systems, and equipment must be kept in a continuous state of good repair and operation with regard to the health, comfort, safety, and well-being of the residents according to a written routine maintenance and repair program.

Subp. 3. **Grounds.** The grounds must be maintained with regard to the health, comfort, safety, and well-being of the residents. Driveways, walks, outside steps, and ramps must be maintained in good condition for access and safe use at all times.

Subp. 4. **Housekeeping.** A nursing home must provide housekeeping and maintenance services necessary to maintain a clean, orderly, and comfortable interior, including walls, floors, ceilings, registers, fixtures, equipment, lighting, and furnishings.

Subp. 5. **Written program.** A nursing home must develop and implement a written program for routine daily housekeeping duties and any special cleaning necessary.

Subp. 6. **Heating, air conditioning, and ventilation.** A nursing home must operate and maintain the mechanical systems to provide comfortable and safe temperatures, air changes, and humidity levels. Temperatures in all resident areas must be maintained according to items A to C:

A. For construction of a new physical plant, a nursing home must maintain a temperature range of 71 degrees Fahrenheit to 81 degrees Fahrenheit at all times.

B. For existing facilities, a nursing home must maintain a minimum temperature of 71 degrees Fahrenheit during the heating season.

C. Variations of the temperatures required by items A and B are allowed if the variations are based on documented resident preferences.

Subp. 7. **Hot water temperature.** Hot water supplied to sinks and bathing fixtures must be maintained within a temperature range of 105 degrees Fahrenheit to 115 degrees Fahrenheit at the fixtures.

Subp. 8. **Janitor’s closet.** The janitor’s closet and all other areas used by the environmental services personnel must be kept clean.

Subp. 9. **Storage of supplies.** Supplies must be stored above the floor to facilitate cleaning of the storage area. Supplies must be identified. Toxic substances must be clearly identified and stored in a locked enclosure. Sterile supplies must be stored to maintain sterility and integrity in packaging. All substances, such as cleaning agents, bleaches, detergents, disinfectants, pesticides, paints, and flammable liquids, must be stored separately from all food and drugs.

Subp. 10. **Boiler water additives.** Precautions must be taken to ensure that the type and concentration of boiler water additives is not harmful if steam is used for humidification or comes into direct contact with food.

Subp. 11. **Insect and rodent control.** Any condition on the site or in the nursing home conducive to the harborage or breeding of insects, rodents, or other vermin must be eliminated immediately. A continuous pest control program must be maintained by qualified personnel.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

*Current as of 01/19/05*

**4658.1420 SOLID WASTE DISPOSAL.** Solid wastes, including garbage, rubbish, recyclables, and other refuse must be collected, stored, and disposed of in a manner that will not create a nuisance or fire hazard, nor provide a breeding place for insects or rodents. Accumulation of combustible material or waste in unassigned areas is prohibited.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

*Current as of 01/19/05*

**4658.1425 OZONE GENERATORS.** Ozone generators are prohibited.

STAT AUTH: MS s 144A.04; 144A.08

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4658.2000 SECURED UNITS.

Subpart 1. Secured unit, definition. For purposes of parts 4658.2000 to 4658.2090, "secured unit" means a nursing home unit in which a resident's horizontal and vertical access in or out of the unit is restricted.

Subp. 2. Locked unit, definition. For purposes of parts 4658.2000 to 4658.2090, "locked unit" means a nursing home unit in which a resident's access is restricted because the doors to the unit are locked from the outside. A locked unit is a form of secured unit.

Subp. 3. Criteria for assignment to secured unit. A resident may be assigned to placement in a secured unit only if the results of a comprehensive resident assessment as required by part 4658.0400 indicate that resident requires a more secure environment and there is a physician's written order for placement in a secured unit. A resident may choose to reside in a secured unit if the comprehensive resident assessment and plan of care as required by parts 4658.0400 and 4658.0405 determine that placement in a secured unit is appropriate for that resident.

Subp. 4. Approval by state fire marshal. Fire safety systems and locking arrangements must be reviewed and approved by the state fire marshal according to part 4658.4030 before operation as a secured unit.

Subp. 5. Approval by department. A secured unit must be approved by the department according to part 4658.4030 before operation as a secured unit. Any significant change to the statement of operations for the secured unit, as required by part 4658.2020, must be reviewed and approved by the department before making the change.

STAT AUTH: MS s 144A.04; 144A.08

HIST: 21 SR 196

Current as of 01/19/05

4658.2010 PHYSICAL PLANT REQUIREMENTS. The physical plant of the secured unit must include, at a minimum, resident bedrooms, a central bathing area, dayroom, dining room, nurses' station, clean utility room, and soiled utility room. The dining room and dayroom spaces in the secured unit must comply with part 4658.4200. The construction of a new secured unit physical plant, or any physical plant changes that meet the definition of "new construction" in part 4658.0010, subpart 5a, must be in compliance with the requirements for new construction in parts 4658.3500 to 4658.4690.

STAT AUTH: MS s 144A.04; 144A.08

HIST: 21 SR 196

Current as of 01/19/05

4658.2020 STATEMENT OF OPERATIONS. A nursing home must develop and implement a statement of operations for a secured unit, which must include, at a minimum:

A. a statement of the philosophy and objectives of the unit;
B. a description of the population to be served;
C. a list of the admission and discharge criteria; and
D. a list of any environmental changes or adaptations, and any necessary waivers for them granted by the department.

STAT AUTH: MS s 144A.04; 144A.08

HIST: 21 SR 196

Current as of 01/19/05

4658.2030 SPECIALIZED CARE UNIT.

Subpart 1. Specialized care unit, defined. For purposes of this part, "specialized care unit" means any nursing unit within a nursing home designed and advertised for a specific population.

Subp. 2. Statement of operations. A nursing home must develop and implement a statement of operations for the specialized care unit, which must include, at a minimum:
A. the philosophy and objectives of the unit;
B. the intended population of the unit; and
C. admission and discharge criteria for the unit.

Subp. 3. **Availability of statement of operations.** A nursing home must make the statement of operations for the specialized care unit available to the department and to the public.

**STAT AUTH:** MS s 144A.04; 144A.08
**HIST:** 21 SR 196

**Current as of 01/19/05**

4658.2090 **PENALTIES FOR SPECIALIZED UNITS RULE VIOLATIONS.** Penalty assessments for violations of parts 4658.2000 to 4658.2030 shall be assessed on a daily basis and are as follows:

A. part 4658.2000, subpart 2, $300;
B. part 4658.2000, subpart 3, $200;
C. part 4658.2000, subpart 4, $200;
D. part 4658.2010, $200;
E. part 4658.2020, $100;
F. part 4658.2030, subpart 2, $100; and
G. part 4658.2030, subpart 3, $50.

**STAT AUTH:** MS s 144A.04; 144A.08
**HIST:** 21 SR 196

**Current as of 01/19/05**

4658.3000 **LICENSURE.** The commissioner of health must be notified directly in writing about proposed planning for all new construction, remodeling, changes in existing service, function or bed capacity, addition of new services, sale, and change of ownership.

**STAT AUTH:** MS s 144A.04; 144A.08
**HIST:** 21 SR 196

**Current as of 01/19/05**

4658.3005 **COMPLIANCE WITH RULES.**

Subpart 1. **New construction.** New construction must be according to the requirements for new construction in parts 4658.3500 to 4658.4690.

Subp. 2. **Existing facilities.** All existing facilities must be in compliance with the physical plant requirements for new construction, except as noted in this chapter. When additional beds are added to existing facilities, the required dayroom and dining room areas must be based on the bed capacity of the entire facility. Compliance with the standards for new construction for existing facilities must be for the areas involved and to the extent that the existing structure will permit.

Subp. 3. **Reclassification.** As a condition for reclassification of a boarding care home to a nursing home, the physical plant must be in compliance with all new construction requirements for nursing homes in this chapter. The department shall consider waiver requests under part 4658.0040 from a facility that is in substantial compliance with the new construction requirements in parts 4658.3500 to 4658.4690.

Subp. 4. **State fire marshal.** Fire protection for the nursing home must be provided in accordance with the Minnesota Uniform Fire Code. The state fire marshal’s approval of the fire safety features of the completed facility is required for initial licensure. A nursing home must remain in compliance with regulations enforced by the state fire marshal in order to qualify for continued licensure.

Subp. 5. **Redecoration.** A nursing home must maintain specification sheets for all wall, floor, or ceiling covering materials, except paint. The materials and installation must be in accordance with the Life Safety Code.

Subp. 6. **Remodeling.** New construction standards apply only to those materials, space, and equipment being remodeled. The new construction plan requirements of parts 4658.3500 to 4658.4090 apply to all remodeling projects.
Subp. 7. **Replace-in-kind.** The department must be notified in writing prior to all replace-in-kind projects, except in the case of an emergency. Changes in space required for the replacement equipment must be only to the extent required by the newer equipment.

### 4658.3090 Penalties for Physical Plant Licensure Rule Violations.

Penalty assessments for violations of parts 4658.3000 to 4658.3005 shall be assessed on a daily basis and are as follows:

A. part 4658.3000, $100;
B. part 4658.3005, subparts 2 and 4, $200; and
C. part 4658.3005, subparts 5 to 7, $100.

STAT AUTH: MS s 144A.04; 144A.08

### 4658.3500 Incorporation by Reference; New Construction.

**Subpart 1. Scope.** For purposes of this chapter, the documents in subparts 2 to 6 are incorporated by reference. They can be found at the Minnesota Law Library, 25 Rev. Dr. Martin Luther King Jr. Blvd., Saint Paul, Minnesota 55155. They are also available through the Minitex interlibrary loan system. They are subject to frequent change. If any of the documents in subparts 2 to 6 are amended, then the amendments to the documents are also incorporated by reference. All construction, installations, and equipment must conform to the codes and standards in this part, provided that the requirements of such codes or standards are not inconsistent with the requirements of these regulations.

**Subpart 2. Minnesota Rules.** The following documents are also available from the Print Communications Division, 117 University Avenue, Saint Paul, Minnesota 55155:

A. chapters 1300 to 1365, the Minnesota State Building Code;
B. chapter 4715, the Minnesota Plumbing Code; and
C. chapter 4626, the Minnesota Food Code.

**Subpart 3. NSF International Standards and Criteria.** The following documents are also available from the NSF International, ATTN: Publications, P.O. Box 130140, Ann Arbor, Michigan 48113-0140:

A. Standard No. 1, Soda Fountain and Luncheonette Equipment, June 1984;
B. Standard No. 2, Food Equipment, May 1992;
C. Standard No. 3, Commercial Spray-Type Dishwashing Machines, June 1982;
D. Standard No. 4, Commercial Cooking, Rethermalization and Powered Hot Food Holding Equipment, May 1992;
F. Standard No. 6, Dispensing Freezers, February 1989;
G. Standard No. 7, Food Service Refrigerators & Storage Freezers, May 1990;
H. Standard No. 8, Commercial Powered Food Preparation Equipment, November 1992;
K. Standard No. 18, Manual Food and Beverage Dispensing Equipment, November 1990;
L. Standard No. 25, Vending Machines for Food & Beverages, November 1990;
M. Standard No. 26, Pot, Pan, and Utensil Washers, December 1980;
N. Standard No. 29, Detergent & Chemical Feeders for Commercial Spray-Type Dishwashing Machines, November 1992;
O. Standard No. 35, Laminated Plastics for Surfacing Food Service Equipment, November 1991;
P. Standard No. 51, Plastic Materials and Components Used in Food Equipment, May 1978;
Q. Criteria C-2, Special Equipment and/or Devices (Food Service Equipment), November 1983.

**Subpart 4. NFPA Documents.** The following documents are also available from the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269:
A. Life Safety Code, National Fire Protection Association, NFPA No. 101, 1985 edition; and


**4658.3590 PENALTIES FOR INCORPORATIONS BY REFERENCE; NEW CONSTRUCTION RULE VIOLATIONS.** A $200 penalty shall be assessed on a daily basis for violations of part 4658.3500.

**4658.4000 PREPARATION OF PLANS; NEW CONSTRUCTION.** Architectural and engineering plans and specifications for new construction must be prepared and signed by architects and engineers who are registered in Minnesota and in accordance with the requirements by the Board of Architecture, Engineering, Land Surveying, Landscape Architecture, and Interior Design.

**4658.4005 APPROVAL OF PLANS; NEW CONSTRUCTION.** Preliminary plans and final working drawings and specifications for proposed construction must be submitted to the commissioner of health for review and approval. Preliminary plans must be approved before the preparation of final working drawings is undertaken. Final working drawings and specifications must be approved before construction is begun.

**4658.4010 PRELIMINARY PLANS; NEW CONSTRUCTION.** Preliminary plans must be drawn to scale, show basic dimensions, and indicate the general layout and space arrangement of the proposed building or area and must include a site plan when applicable. Plans must indicate assignments of rooms and areas, and must show bed capacities and fixed equipment. The plans should include consideration for future expansion of a nursing home by consideration of the site, orientation of the structure on the site, parking, and resident, dietary, and laundry areas. If a laundry is not contemplated initially, provision must be made for its possible future location.

**4658.4015 FINAL PLANS; NEW CONSTRUCTION.** Final architectural plans and specifications must include elevations and sections through the building showing types of construction, and must indicate dimensions and assignments of rooms and areas, room finishes, door types and hardware, elevations and details of nurses' stations, utility rooms, toilets and bathing areas, and large-scale layouts of dietary and laundry areas. Plans must show location of fixed equipment and sections and details of elevators, chutes, and other conveying systems. Fire walls and smoke partitions must be indicated. The roof plan must show all mechanical installations. The site plan, if applicable, must indicate the proposed and existing buildings, topography, roadways, walks, and utility service lines.
4658.4020 FINAL MECHANICAL AND ELECTRICAL PLANS; NEW CONSTRUCTION. Final mechanical and electrical plans and specifications must address the complete layout and type of all installations, systems, and equipment to be provided according to this chapter. Heating plans must include heating elements, piping, thermostatic controls, pumps, tanks, heat exchangers, boilers, breeching, and accessories. Ventilation plans must include room air quantities, ducts, fire and smoke dampers, exhaust fans, humidifiers, and air handling units. Plumbing plans must include a fixtures and equipment fixture schedule; water supply and circulating piping, pumps, tanks, riser diagrams, and building drains; the size, location, and elevation of water and sewer services; and the building fire protection systems. Electrical plans must include fixtures and equipment, receptacles, switches, power outlets, circuits, power and light panels, transformers, and service feeders. Plans must show location of nurse call signals, telephones, fire alarm stations and detectors, and emergency lighting.

4658.4025 START OF CONSTRUCTION; NEW CONSTRUCTION. The department must be notified in writing within seven days after beginning construction. Unless construction is begun within one year after approval of final working drawings and specifications, the drawings must be resubmitted for renewal of review and approval. All construction must be executed according to the approved final plans and specifications. Subsequent construction changes addressed by this chapter must be approved by the department before the changes are made.

4658.4030 FINAL INSPECTION; NEW CONSTRUCTION. The department must be notified at least 30 days before the completion of construction so that arrangements can be made for a final inspection by the department and by the state fire marshal. Completion means the entire construction, equipment, staffing patterns, and services. Mechanical and electrical systems must be completed and tested for performance and safety in accordance with specifications and state requirements before new construction can be licensed and residents admitted.

4658.4035 PLAN SAFEKEEPING; NEW CONSTRUCTION. At least one set of complete plans of the entire facility, including changes resulting from remodeling or alterations, must be kept on file in the nursing home.

4658.4040 SITE; NEW CONSTRUCTION. A nursing home must be so located as to protect at all times the health, comfort, and safety of residents. The factors in selecting the site for a new nursing home must include the following:
A. Public utilities must be available.
B. The water supply must be obtained from an approved public water supply system. If none is available, water must be obtained from a water supply system whose location, construction, and operation complies with parts 4720.0010 to 4720.4600 and, where applicable, parts 4725.0050 to 4725.7450. Plans and specifications for a private water supply system must be approved before construction of the system or the nursing home is started.
C. Sewage and other liquid wastes must be discharged into an approved public sewer system where available. If none is available, sewage must be collected, treated, and disposed of in a sewage
disposal system which is designed, located, constructed, and operated according to chapter 7080. Plans and specifications for a private sewage disposal system must be approved before construction of the system or the nursing home is started.

D. The site must be no closer than 300 feet to the right-of-way of a railroad main line or to the property line of industrial developments which are nuisance-producing or hazardous to health under state or local law.

E. The site must not be located within 85 feet of underground or 300 feet of aboveground storage tanks or warehouses containing flammable liquids.

F. The site must be publicly accessible to fire department services, medical services, and community activities.

G. The topography must provide good natural drainage and not be subject to flooding.

H. Adequate all-weather roads and walks must be provided within the lot lines to the primary entrance and the service entrance, including employees' and visitors' parking at the site.

I. The primary entrance must be accessible for the elderly and individuals with disabilities.

J. The site must include space for outdoor activities.

STAT AUTH: MS s 115.03; 115.55; 115.56; 144A.04; 144A.08
HIST: 21 SR 196; 24 SR 426

Current as of 01/19/05

4658.4090 PENALTIES FOR PLANS; NEW CONSTRUCTION RULE VIOLATIONS. Penalty assessments for violations of parts 4658.4000 to 4658.4040 shall be assessed on a daily basis and are as follows:

A. parts 4658.4000 to 4658.4035, $100; and

B. part 4658.4040, $200.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

Current as of 01/19/05

4658.4100 RESIDENTS' BEDROOM REQUIREMENTS, CAPACITIES; NEW CONSTRUCTION. At least five percent of the rooms must be designed for single person occupancy (one bed), and must have private toilet rooms. No room may have more than two beds. No toilet room may be shared by more than two bedrooms.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

Current as of 01/19/05

4658.4105 BEDROOM DESIGN; NEW CONSTRUCTION.

Subpart 1. Design. Each bedroom must be designed and equipped for adequate nursing care, comfort, and privacy of residents, including full visual privacy of residents.

Subp. 2. Usable floor area. The usable floor area and the arrangement and shape of the bedroom must provide space for furnishings, for the free movement of residents with physical handicaps, and for nursing procedures. "Usable floor area" does not include spaces occupied by toilet rooms, vestibules, permanently installed wardrobes, lockers, closets, or heating units. The usable floor area per bed must be at least 100 square feet per resident in double bedrooms, and at least 120 square feet in single bedrooms.

Subp. 3. Access to exit. Each bedroom must have direct access to an exit corridor.

Subp. 4. Bedroom shape. The shape of the bedroom must allow for the capability of a bed arrangement that provides at least three feet of floor space at both sides and the foot end of each bed.

Subp. 5. Window. Each bedroom must have at least one window to the outdoors.

Subp. 6. Window area. The window area must not be less than one-eighth of the required usable floor area, and the window sill must not be higher than two feet six inches above the floor. The entire window area must face an open outdoor space not less than 30 feet deep, and must provide
an unobstructed angle of vision within this space of not less than 65 degrees. The 30-foot-deep open outside space must be measured perpendicular to the plane of the window. The 65 degree unobstructed angle of vision must include the perpendicular bisector of the window. Figure #1 illustrates these requirements:

Subp. 7. Floor at grade level. Each bedroom must have a floor at or above grade level. An energy conservation berm as detailed in the diagram below is permitted. The following three diagrams illustrate acceptable methods of compliance with this subpart.

Subp. 8. Distance from nurses' station. Bedrooms must be located not more than 140 feet from the nurses' station.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4110 BEDROOM DOORS; NEW CONSTRUCTION.

Subpart 1. Written policy. A nursing home must develop a written policy regarding the use of locks on bedroom doors. The policy must address whether or not doors can be locked while the resident is in the room.

Subp. 2. Door locks. All bedroom door locks must permit exit from the room by a simple operation without the use of a key. All locks must be openable with a master key which is located at each nurses' station.

Subp. 3. Door. The door to the corridor must be of fire-resistive construction in accordance with the Minnesota State Building Code, open into the bedroom, and have a nominal width of 44 inches. Bedroom doors must not open directly to an area where services are provided.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4115 CLOTHES WARDROBE OR CLOSET; NEW CONSTRUCTION. A nursing home must provide each resident with individual wardrobe or closet space in the resident's bedroom with clothes racks and shelves accessible to the resident. Locks may be provided, with keys for the residents when a pass key is available at the nurses' station.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4120 HANDRAILS AND CORRIDORS; NEW CONSTRUCTION.

Subpart 1. Handrails. Securely anchored, durable handrails must be provided on both sides of corridors used by residents. If a length of corridor space between doorways is 60 inches or less, a handrail is not necessary for that portion of the corridor. The handrails must be mounted at a height of 32 to 34 inches to the top of the handrail. The handrail must be a round or oval section, 1-1/2 to two inches in diameter, and the clear distance between the handrail and wall must be 1-1/2 inches. The handrail must be designed to provide the means for a full hand grip around the handrail. Wall bracket supports must be provided at least six feet on center, and the mounted brackets must be capable of supporting a load of not less than 250 pounds. The following two diagrams illustrate two acceptable handrails.

Subp. 2. Corridor width. The unobstructed width of all corridors in resident areas must be at least eight feet. All exits must comply with the Minnesota State Building Code.
4658.4125 NURSING AREA; NEW CONSTRUCTION.

Subpart 1. **Nurses' station.** At least one nurses' station must be provided per resident floor. A nurses' station may serve more than one nursing area on the same floor if the maximum distance from resident bedrooms does not exceed that required in part 4658.4105, subpart 8. The nurses' station must be equipped to receive resident calls through a communication system from resident rooms and toilet and bathing facilities.

Subp. 2. **Location.** Each nursing station must be located to provide for observation of corridors, residents, and resident calls. Private space must be provided for charting, storage of charts and supplies, and medicine preparation. The medication preparation area may be within the nurses' station or the clean utility room. Each nurses' station must contain facilities for cleanup and handwashing.

Subp. 3. **Staff toilet.** A separate staff toilet room must be provided near the nurses' station.

Subp. 4. **Clean utility room.** A clean utility room must be provided within each nursing area. The clean utility room must contain a sink with institutional fittings. Cabinets and shelving must be provided for the storage of materials and supplies.

Subp. 5. **Soiled utility room.** A separate soiled utility room must be provided within each nursing area. It must contain handwashing facilities and a clinical service sink for disposal of waste materials and the cleanup of soiled linen and utensils. Cabinets and shelving must be provided for the storage of materials and supplies.

4658.4130 NOURISHMENT AREA; NEW CONSTRUCTION.

Subpart 1. **Equipment.** A nourishment area must be provided for serving between-meal refreshments. It may serve more than one nursing area, and may be located contiguous to a dayroom. The nourishment area must be provided with a work counter and sink, storage cabinets, and a refrigerator. The equipment may be residential-type equipment as long as the nourishment area is not used as part of the dietary department.

Subp. 2. **Range disconnect switch.** If the nourishment area includes an electric range that is accessible to the residents, a key-operated disconnect switch, with indicator light, must be provided for that range. The disconnect switch and indicator light must be readily accessible for staff.

4658.4135 TOILET ROOMS AND SANITARY FIXTURES; NEW CONSTRUCTION.

Subpart 1. **Design and equipment.** Toilet rooms for residents, personnel, and the public must be designed and equipped according to part 4658.4145, except as noted in this part. A nursing home must have at least one toilet and one sink for four beds, and at least one shower or tub for 20 beds, excluding toilets for personnel or the public, and toilets in central bathing and other service areas. At least one toilet room must be designed and equipped according to part 4658.4150 and available for public use. Each toilet room must include a sink. All sinks must be provided with hot and cold water.

Subp. 2. **Showers and tubs.** There must be at least one shower and one tub in each nursing home.
4658.4140 PROVISION OF RESIDENT TOILET ROOMS; NEW CONSTRUCTION. Each resident toilet room must be directly accessible from the bedroom. A toilet room may serve two bedrooms, but no more than four beds, if residents are of the same sex. Hinged doors must swing out, or must be double acting and provided with an emergency-type release stop. Privacy door locks must be of a type which can be opened by staff in an emergency. Sliding doors must be surface mounted. Folding doors and pocket doors are prohibited.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4145 TOILET ROOM LAYOUT; NEW CONSTRUCTION. Layout:
A. The door opening must have a clear opening of at least 32 inches. Hinged doors must swing out, or must be double acting and provided with an emergency-type release stop.
B. The center of the toilet must be located 18 inches from the side wall and there must be at least three feet of unobstructed space in front of the bowl. No basic interior room dimension may be less than 42 inches.
C. The toilet must be mounted at a height of not less than 17 inches nor more than 19 inches above the floor, measured to the top of the seat. The bowl must be elongated with an open-front seat.
D. Flush valves must be a quiet operating type.
E. The paper holder must be securely anchored on the side wall near the toilet, six inches above the seat, and six to 12 inches in front of the seat with both dimensions measured to the center of the holder.
F. A vertical grab bar, at least 18 inches long, must be provided on the side wall near the toilet. The low end must be mounted at a height of ten inches above the toilet seat and at a distance of 12 inches in front of the seat. A grab bar on each side of the toilet is recommended.
G. Grab bars must have an outside diameter of 1-1/4 to 1-1/2 inches, and must provide a clearance of 1-1/2 inches between the grab bar and the wall. Grab bars must be securely anchored to sustain a load of 250 pounds for five minutes.
H. The sink, with or without a counter top, must be mounted at a height of 32 to 34 inches above the floor, measured to the top edge.
I. A towel bar must be provided at a height of 42 to 44 inches above the floor. It must be a horizontal grab bar.
J. A shelf large enough to accommodate a resident’s personal toilet accessories must be provided, unless space is provided by a suitable sink or a counter.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
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4658.4150 HANDICAPPED ACCESSIBLE TOILET ROOMS; NEW CONSTRUCTION. Layout:
A. Toilet rooms for wheelchair users must be arranged to allow movement for the frontal, oblique, and lateral angle approach.
B. The door opening must have a clear opening of at least 32 inches, and must be located within an area in front of the toilet. Hinged doors must swing out, or must be double acting and be provided with an emergency-type release stop. Privacy door locks must be of a type which can be opened by staff in an emergency.
C. The center of the toilet must be located 18 inches from the side wall and there must be at least four feet of unobstructed space in front of the bowl. All basic interior room dimensions must be at least 66 inches.
D. The toilet must be mounted at a height of 17 to 19 inches above the floor, measured to the top of the seat. The bowl must be elongated with an open front seat.
E. Flush valves must be a quiet operating type.
F. The paper holder must be securely anchored on the side wall near the toilet, 19 to 25 inches
above the floor, and six to 12 inches in front of the seat with both dimensions measured to the
center of the holder.
G. An L-shaped grab bar, each leg at least 18 inches long, must be provided, securely anchored on
the side wall near the toilet. The low end of the vertical leg must be mounted at a height of ten
inches above the toilet seat and at a distance of 12 inches in front of the seat, and the horizontal
grab bar must extend toward the back wall.
H. A horizontal grab bar must be mounted on the wall at the rear of the toilet at a height of 33 to 36
inches above the floor. The grab bar must be at least 36 inches long.
I. Grab bars must have an outside diameter of 1-1/4 to 1-1/2 inches, and must provide a clearance
of 1-1/2 inches between the grab bar and the wall. Grab bars must be securely anchored to sustain
a load of 250 pounds for five minutes.
J. The sink, with or without a counter top, must be accessible and must not interfere with general
wheelchair movements. It must be mounted at a height of 34 inches above the floor, measured to
the top edge, and must provide a vertical clearance of at least 27 inches for knee space. A standard-
type sink which meets these conditions is acceptable.
K. A towel bar must be provided at a height of 42 to 44 inches. It must be a horizontal grab bar.
L. If a mirror is provided, and is mounted flush to the wall, the bottom of the mirror must be placed
at a height of 36 inches and the top at a height of at least 66 inches. Tilting mirrors are allowed
provided they are mounted to meet the needs of the residents.
M. A shelf large enough to accommodate a resident's personal toilet accessories must be provided
at a height of 32 to 36 inches, unless space is provided by a suitable sink or a counter.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05
4658.4155 CENTRAL BATHING AREA; NEW CONSTRUCTION.
Subpart 1. Fixtures. Bathing fixtures must be provided in accordance with part 4658.4135.
Subp. 2. General requirements.
A. In bathing areas with more than one fixture, each bathtub or shower area must be provided with
privacy curtains or wall dividers.
B. If a toilet is located within an open area with multiple bathing fixtures, the toilet area must be
provided with privacy curtains or stall partitions.
C. All bathtub and shower areas must be designed for assisted bathing.
D. The bathing area must have direct access to a toilet room or space without going through the
general corridor, and the toilet room or space must allow space for assistance of residents
according to part 4658.4150.
E. Bathtubs and showers must be provided with a nonslip bottom or floor surface and at least one
grab bar, securely anchored, must be provided at each fixture.
F. If towel bars are provided, they must be horizontal grab bars, securely anchored.
G. A bar soap holder, if provided, must be without handles and recessed.
H. The door or doors to the bathing area must have privacy door locks. Hinged doors must swing
out, or they must be double acting and be provided with an emergency-type release stop.
Subp. 3. Shower areas.
A. Central showers must not be less than 48 inches by 48 inches, or 54 inches by 42 inches with the
long side open, without a curb, and with a 32-inch high splash protection.
B. The shower area must have controls located near the splash protection for easy reach by both
resident and attendant. A flexible hose hand shower must be provided.
C. A vertical, nonslip grab bar, 24 inches long, must be provided at the shower and at the shower
entrance location. The low end of the grab bar must be 36 inches above the floor. Horizontal grab
bars inside the wet areas must be mounted at a height of 54 inches above the floor.
Subp. 4. Bathtub areas.
A. The location of the tub and the design of the central bathing area must allow a minimum of four feet of clearance around the working areas of the tub.
B. A pedestal used to elevate a standard-type bathtub must be provided with a finished cleanable surface, and include a toe space.
C. A flexible hose hand shower must be provided.
D. Horizontal or vertical grab bars must be located in proximity to the tub in order to accommodate safe use of the tub and the requirements of the bathing program, including drying of residents. These grab bars must be either wall-mounted or part of the tub design and construction.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4160 DRINKING FOUNTAINS; NEW CONSTRUCTION. Refrigerated drinking fountains must be provided in resident areas, the recreational or activities area, and in or near the dining area.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4165 HANDWASHING FACILITIES; NEW CONSTRUCTION. Handwashing facilities must be available for persons providing services to residents. Single-service towels must be available at all times. Use of a common towel is prohibited.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4170 STORAGE; NEW CONSTRUCTION.
Subpart 1. Equipment and supplies.
A. A storage room or rooms must be provided in each nursing area.
B. Total storage area within the nursing home for the storage of equipment and supplies must be provided in the amount of at least 15 square feet per bed including space for the storage of:
   (1) clean items and supplies in a clean utility room;
   (2) supplies and equipment for the activities program;
   (3) supplies and equipment in the barber and beauty shop room;
   (4) wheelchairs, walkers, and other adaptive equipment; and
   (5) bulk paper products.
C. Space for storage of food and linens must be provided in addition to the required storage area in item B.
Subp. 2. Housekeeping supplies. An area for the storage of housekeeping supplies and equipment must be provided in each janitor’s closet.
Subp. 3. Yard maintenance equipment and supplies. Separate enclosed storage space for the storage of yard maintenance equipment and supplies must be provided outside the nursing home.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4175 JANITOR’S CLOSET; NEW CONSTRUCTION. A janitor’s closet must be provided for each resident floor or nursing area.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4180 ROOM LABELING; NEW CONSTRUCTION. All bedrooms must be labeled using a system of numbers. All service rooms must be labeled.
STAT AUTH: MS s 144A.04; 144A.08
**4658.4200 DINING, DAYROOM, AND ACTIVITY AREAS, REQUIRED FLOOR AREA; NEW CONSTRUCTION.**

Subpart 1. **Total area.** The total area set aside for dining, dayroom, and activities must be at least 40 square feet per bed, with a minimum of five square feet per bed for each type of area.

Subp. 2. **Space for adult day care.** Additional space must be provided, according to part 9555.9730, for dining, dayroom, and activities areas if the nursing home is offering a day care program.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

**4658.4205 DAYROOM; NEW CONSTRUCTION.** Dayroom space must not include areas used for corridor traffic or chapels with fixed pews. Dayrooms must be located convenient to the bedroom areas and there must be at least one on each bedroom floor in multistory construction. Dayrooms must be provided with natural lighting.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

**4658.4210 DINING AREA; NEW CONSTRUCTION.** The dining area must be separate from the kitchen. The dining area or areas must have windows facing the outdoors.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

**4658.4215 ACTIVITIES AREA; NEW CONSTRUCTION.** Display space for individual resident's projects must be provided. A counter, handicapped accessible handwashing facility, and a single-service towel dispenser must be provided within an activities area. If provided, a ceramic kiln must be installed in accordance with the Uniform Mechanical Code.

STAT AUTH: MS s 144A.04; 144A.08

**4658.4300 KITCHEN AREA; NEW CONSTRUCTION.**

Subpart 1. **In general.** The kitchen must be located conveniently to the service entrance, food storage areas, and dining area. Door openings to food preparation areas must be located away from entrances to soiled linen or utility rooms, trash rooms, or a laundry. The kitchen area must be arranged for efficient operation and must contain sufficient space and equipment for the type of food service selected. If a commercial food service is used, or if meals are provided by another facility, the kitchen areas and equipment must be designed to provide for the safe and sanitary storage, processing, and handling of such food. The kitchen area must be subjected only to that traffic which is directly related to the functions of the food service. Food storage areas must be located to avoid delivery traffic through the kitchen area. A kitchen and food storage area designed for limited food preparation should be arranged for possible future expansion in case a nursing home reverts to a standard-type food service at a later date. Doors with locks must be provided to secure the kitchen and food storage areas during off-hours.

Subp. 2. **Storage for nonperishable food.** A well-ventilated storeroom must be provided for day storage and for the reserve food supply. The maximum temperature of the storeroom must not exceed 85 degrees Fahrenheit. The storeroom must have storage capacity for at least one week's supplies. Shelving must be finished with a washable surface, and the bottom shelf must be at least six inches above the floor. Floor drains must not be provided.

Subp. 3. **Storage facilities.** Mechanical refrigeration or hot food storage facilities must be provided to ensure the maintenance of potentially hazardous food at required temperatures. Each storage facility must be provided with a numerically scaled-temperature indicating device accurate to plus or minus three degrees Fahrenheit (plus or minus two degrees centigrade) located to measure the...
air temperature in the warmest part of the refrigeration facility or the coldest part of the hot holding facility. Temperature-indicating devices must be securely fastened and located to be easily readable. Where it is impractical to install fixed temperature-indicating devices on equipment such as cold table tops, steam tables, processing lines, kettles, heat lamps, or portable transport carriers, a product thermometer of metal stem type construction, numerically scaled, and accurate to plus or minus two degrees Fahrenheit (plus or minus one degree centigrade) must be provided and used to check internal food temperatures. Floor drains, directly connected to the building sewer system, must not be provided inside the room.

Subp. 4. **Storage for dishes and utensils.** Enclosed storage must be provided for all china, glasses, flatware, and other food service utensils, including cooking utensils, pots, and pans. Dishes and utensils must not be stored in the dishwashing area.

Subp. 5. **Janitor’s closet.** The dietary department must be provided with its own janitor’s closet with a floor receptor or service sink, and storage for housekeeping supplies and equipment.

Subp. 6. **Sinks.** At least one sink with a single-service towel dispenser must be provided in the food preparation area and in the clean end of the dishwashing area. Mirrors must not be installed in food preparation areas. The use of a common towel is prohibited.

Subp. 7. **Toilet room.** A toilet room must be accessible for the dietary staff. It must not open directly into any food service area. It must contain a toilet, sink, mirror, and a single-service towel dispenser. The use of a common towel is prohibited.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

4658.4305 FOOD SERVICE EQUIPMENT; NEW CONSTRUCTION.

Subpart 1. **In general.** All food service equipment, including ice makers, drinking fountains, and dishwashers, must comply with part 4658.3500, subpart 3. Food storage equipment must be designed and constructed according to NSF International Standard No. 2. Materials used on the interior and exterior exposed surfaces of the food storage equipment must be NSF International approved. Counter tops for all food service cabinets must be NSF International approved. The complete food storage equipment does not require NSF International approval. Sufficient separation must be provided between each piece of equipment and between equipment and walls to permit easy and effective cleaning, or the equipment must be placed with a tight fit and the joints sealed. Equipment which is not sealed at the floor must have casters or be installed on sanitary legs that provide at least six inches clearance between the equipment and the floor. Aisles between equipment must have a minimum width of four feet to allow room for traffic in work areas and to permit movement of mobile equipment.

Subp. 2. **Food carts.** Floor space designated for the storage of all food carts must be provided within the kitchen area.

Subp. 3. **Cutting boards.** Cutting boards or similar use table tops must be constructed of nonporous, smooth, and cleanable material, and be free of cracks, crevices, and open seams.

Subp. 4. **Scullery sink.** For manual washing, rinsing, and sanitizing of utensils and equipment, a sink with at least three compartments must be provided and used. Sink compartments must be large enough to permit the accommodation of the equipment and utensils and each compartment of the sink must be supplied with hot and cold potable running water. Drain boards must be provided at each end for proper handling of soiled utensils before washing and for cleaned utensils following sanitizing and must be located so as not to interfere with the proper use of the utensil washing facilities. If a mechanical dishwasher or a mechanical utensil washer is used for the sanitizing of pots and pans, a sanitizing compartment is not required and a two-compartment scullery sink is acceptable as used according to parts 4658.0675 and 4658.0680.
4658.4310 DISHWASHING AREA; NEW CONSTRUCTION. The dishwashing area must be separate from the food preparation area, and must be arranged and equipped as follows:
A. Soiled dishes must arrive at the soiled dish counter without passing through the clean dish side of the dishwashing area or through the food preparation area of the kitchen. The soiled dish counter must include provisions for prerinse of dishes and disposal of garbage.
B. Facilities with more than 30 beds must provide a commercial hood-type or conveyor dishwasher. The area containing the dishwasher and the soiled dish spray rinse must be separated from the food preparation area and the clean dish storage area by a wall protection.
C. Facilities with 30 or fewer beds must be equipped with a minimum of an under-counter-type dishwasher that complies with NSF International Standard No. 3.
D. Clean dishes must be returned directly from the clean dish counter to a clean area for storage. The clean dish counter must be at least four feet long in facilities with pass-through type dishwashers. If necessary, provision must be made for the return of empty dish racks to the dishwasher area.

4658.4315 WASHING OF FOOD CARTS; NEW CONSTRUCTION. A separate area, equipped with a floor drain, must be provided for the cleaning of food carts.

4658.4320 WASHING OF GARBAGE CANS; NEW CONSTRUCTION. An area, separated from the dietary area, equipped with a floor drain, must be provided for the washing of garbage cans.

4658.4325 LAUNDRY, SIZE AND LOCATION; NEW CONSTRUCTION.
Subpart 1. Laundry. The laundry, if provided in the facility, must be sized and equipped to handle the laundering of all linen and personal clothing to be processed in the facility.
Subp. 2. Entrance. The entrance to a soiled linen collection room or to a laundry processing room must be located away from resident living areas and the entrance to the kitchen. Door widths to laundry areas must allow for movement of equipment and linen carts.

4658.4330 SOILED LINEN COLLECTION ROOM; NEW CONSTRUCTION.
Subpart 1. Soiled linen collection room. A separate, enclosed soiled linen collection room must be provided for the collection, storage, and sorting of soiled linen to be processed in the laundry processing room or by an outside laundry service.
Subp. 2. Location. The soiled linen collection room must be located at the soiled side of the laundry processing room. A soiled linen collection room for facilities with outside laundry service must be located near the service entrance.

4658.4335 LAUNDRY PROCESSING ROOM; NEW CONSTRUCTION. The laundry processing room must be arranged and equipped to allow for the orderly, progressive flow of work from the soiled area to the clean area. The layout of the processing area must minimize linen transportation and avoid cross-traffic between clean and soiled operations. Laundry operations must be physically separated by a floor area. The processing room must provide space for the storage of supplies and equipment. Space for storage of laundry carts must be provided within the laundry area. Handwashing facilities must be available for the area. A two-compartment laundry tub must be
provided and must be of a material with a nonabsorbent, smooth, permanent finish. A laundry tub may be provided with fittings for the required handwashing facilities.

STAT AUTH: MS s 144A.04; 144A.08

4658.4340 LAUNDRY EQUIPMENT; NEW CONSTRUCTION. The laundry equipment must be of commercial type and must be of sufficient size and quantity for the size of the facility. The washer installation must be constructed of materials capable of meeting the operating requirements in part 4658.1410. The washer must be capable of measuring and displaying internal water temperatures.

4658.4345 CLEAN LINEN STORAGE; NEW CONSTRUCTION. Rooms, closets, or enclosed carts must be provided for the storage of clean linen.

4658.4350 LAUNDRY FOR PERSONAL CLOTHING; NEW CONSTRUCTION. Provision must be made for the washing of personal clothing either within or outside the facility. Residential-grade equipment may be used for the washing of personal clothing.

4658.4355 REFUSE; NEW CONSTRUCTION.
Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located convenient to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.
Subp. 2. Incinerator. An incinerator, if provided, must be in a separate room, or in a designated area within the boiler or heater room, or outdoors. An incinerator, if provided, must comply with parts 7011.1201 to 7011.1285.

STAT AUTH: MS s 144A.04; 144A.08

4658.4360 COVERED ENTRANCE AREA; NEW CONSTRUCTION. At least one covered entrance area must be provided to protect residents from weather. The covered entrance must extend from the curb line to the building.

STAT AUTH: MS s 144A.04; 144A.08

4658.4365 FACILITIES FOR PERSONNEL; NEW CONSTRUCTION. Locker and toilet facilities must be provided for personnel.

4658.4370 REHABILITATIVE SERVICES AREAS; NEW CONSTRUCTION.
Subpart 1. Specialized rehabilitative services area. Each specialized rehabilitative therapy service provided must be provided space and equipment for exercise and treatment which meets the needs of a medically directed therapy program and of the residents receiving services. Each treatment area must be designed and equipped to protect residents’ visual privacy. A lavatory or sink must be conveniently located to all rehabilitative services areas. Space for administrative activities and storage of supplies and equipment must be provided for any rehabilitative service provided.
Subp. 2. Physical therapy area. The physical therapy area must be provided with a lavatory or sink with institutional fittings and a single-service towel dispenser.
Subp. 3. Physical therapy area toilet room. A toilet room must be located within or adjacent to the physical therapy area. Access to this toilet room must be provided from within the physical therapy area. This toilet room may also serve the general corridor. The toilet room must comply with the requirements for handicapped accessible toilet rooms in part 4658.4150.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.4375 BARBER AND BEAUTY SHOP SERVICES; NEW CONSTRUCTION. A room must be provided and equipped for barber and beauty shop services.

STAT AUTH: MS s 144A.04; 144A.08

4658.4400 AREA HEAT PROTECTION; NEW CONSTRUCTION. Floors and walls for resident living areas which are overheated due to adjoining heat sources must be insulated or otherwise protected to prevent the surface from exceeding a temperature of 85 degrees Fahrenheit.
4658.4405 DOOR HANDLES; NEW CONSTRUCTION. Lever-type door handles must be provided on all hinged doors to resident areas.

4658.4410 DUMBWAUTERS AND CONVEYORS; NEW CONSTRUCTION. Enclosed dumbwaiter pits and conveyor spaces must be provided with access for cleaning. Operation of dumbwaiters must comply with parts 5205.0400 to 5205.0490.

4658.4415 ELEVATORS; NEW CONSTRUCTION.
Subpart 1. Elevators. Shaft enclosures and elevator installations must be provided in accordance with part 4658.3500, subpart 5. Elevators must be provided in all facilities where residents occupy or use more than the entrance or first floor level.
Subp. 2. Elevator cab size. At least one elevator must have an inside cab dimension of at least five feet wide and seven feet deep. The car doors must have a clear opening of at least three feet, eight inches.

4658.4420 EXTERIOR MECHANICAL SHAFTS; NEW CONSTRUCTION. Exterior shafts serving equipment for resident areas must be constructed to prevent accumulation of dirt, leaves, or snow.

4658.4425 FLOOR JOINTS; NEW CONSTRUCTION. Thresholds and expansion joint covers must be flush with the floor, except at exterior doors. Adjacent dissimilar floor materials must be flush with each other to provide an unbroken surface.

4658.4430 NONSKID SURFACES; NEW CONSTRUCTION. Stairways, ramps, bathtubs, and showers must be provided with nonslip surfaces.

4658.4435 GLASS PROTECTION; NEW CONSTRUCTION. Any full height window or glass partition of clear glass which has the sill placed at or up to 18 inches above floor level must be constructed of safety glass and must be provided with a railing or some other structural safety barrier at a height of at least 30 inches above the floor. Glass doors must be constructed of safety glass and must be provided with a push bar or with decals or markings.

4658.4440 LINEN AND TRASH CHUTES; NEW CONSTRUCTION. The minimum diameter of a gravity-type chute must be two feet. The ceiling space between shaft walls and the discharge end of the chute must be sealed to prevent odors from leaking into the enclosing shaft space.

4658.4445 OVERHEAD PIPING; NEW CONSTRUCTION. Overhead piping must not be exposed in dietary areas, clean storage, and clean linen areas. Waste lines over food preparation areas, food storage areas, clean storage areas, and electrical panels are prohibited. Plumbing waste lines and vents must not be located within ventilation plenums.

4658.4450 PROTECTION RAILINGS; NEW CONSTRUCTION. Protection railings, 42 inches high, must be provided for top landings of stairs, window wells, and open air shafts in areas accessible to residents.

4658.4455 CEILING HEIGHTS; NEW CONSTRUCTION. Minimum ceiling heights must be provided as follows:
A. Boiler room ceilings must be at least five feet higher than the top of the boiler unit and at least two feet, six inches above the main boiler head and connecting piping with a minimum total height of nine feet.
B. Ceilings in corridors, storage rooms, resident toilet rooms, and other minor rooms must not be less than seven feet, six inches.
C. Ceilings in all other rooms must not be less than eight feet.

4658.4460 CEILINGS, WALLS, AND FLOORS; NEW CONSTRUCTION. Ceilings, walls, and floors must be of a type or finish to permit good maintenance including frequent washing, cleaning, or painting. Walls in areas subject to local wetting must be provided with a hard, nonabsorbent surface. Floors in areas subject to local wetting must be finished with a smooth, hard, nonslip, nonabsorbent surface. In dietary areas, floor surfaces must be grease resistant. Carpeting in
resident areas must be of high density, low-pile construction which is cleanable and facilitates wheeled traffic.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

4658.4500 PLUMBING SYSTEMS; NEW CONSTRUCTION.
Subpart 1. **Installation.** All plumbing systems must be installed and tested according to this chapter and chapter 4715, the Minnesota Plumbing Code.

Subp. 2. **Area drainage.** Roofs, basements, tunnels, pits, shafts, areaways, courts, yards, and drives must be properly drained to eliminate intrusion of rain water or groundwater into the building. Floor drains in exterior areaways and similar installations must be provided with a running trap located inside the building to prevent freeze-up in the winter.

Subp. 3. **Pipe insulation.** Sufficient insulation must be provided for all water and steam piping to assure proper functioning of the systems, provide safety against burns, and to prevent undesirable condensation or heat transfer in areas for residents.

Subp. 4. **Hot water supply.** Circulating hot water must be provided in all hot water mains and in risers more than three stories high to assure hot water at the fixtures. The domestic hot water heating equipment must be installed, operated, and maintained according to chapter 4715, the Minnesota Plumbing Code. The domestic hot water heating equipment must have sufficient capacity and recovery to supply water at minimum temperatures at the point of use as follows:

A. resident bedrooms and service areas, 105 degrees Fahrenheit, with a maximum temperature at the point of use of 115 degrees Fahrenheit;
B. mechanical dishwashing, 180 degrees Fahrenheit;
C. washers in the laundry, 160 degrees Fahrenheit; and
D. mechanical sanitizing of nursing utensils, 180 degrees Fahrenheit.

If a thermostatically controlled mixing valve is used, it must be of the "fail-safe" type which prevents flow of hot water in case the cold water supply fails. Heaters must be insulated and provided with a thermometer.

Subp. 5. **Dishwashing machine.** The dishwashing machine must be of a commercial type equal to the standards established by NSF International Standard No. 3, and must be of a size that can accommodate food trays. The water supply line at the machine must be provided with a pressure-reducing valve, pressure gauge, and vacuum breaker. The rinse water flow pressure must be maintained between 15 and 25 pounds per square inch at the machine by the use of a pressure reducing valve. A pressure gauge must be installed immediately after the reducing valve. A recirculation system and pump must be provided if the final rinse water heater is located more than five feet from the dishwasher. The drain must be an indirect waste connection to a trapped floor drain, or it must be a trapped connection to a branch with a floor drain without a backwater valve in the horizontal branch.

Subp. 6. **Floor drains.** Floor drains must not be installed in areas for food storage. Floor drains must not be directly connected to ventilation equipment or air supply plenums.

STAT AUTH: MS s 144A.04; 144A.08

4658.4505 PLUMBING; NEW CONSTRUCTION.
Subpart 1. **Institutional fittings.** Institutional fittings must include a mixing faucet, gooseneck spout or other approved spout, wrist-action controls, and an open grid strainer on the waste in the sinks. The spout must provide a minimum vertical distance of five inches from its discharge point to the rim of the fixture, and a minimum horizontal bowl clearance of seven inches between the discharge point and the inside face of the rim. The blades on wrist-action controls must not exceed 4-1/2 inches in length, except that handles on clinical sinks must not be less than six inches long.

Subp. 2. **Flushing rim service sinks or clinical sinks.** Flushing rim service sinks or clinical sinks must have an integral trap in which the upper portion of a visible trap seal provides a water surface. A bedpan cleaning device must be included at the clinical sink in soiled utility rooms. If a
spray nozzle is included, there must be a way to control the water flow and pressure from the nozzle to minimize aerosolization.

Subp. 3. Sterilizer vent systems. All sterilizers requiring vapor vents must be connected with a vapor venting system extending up through the roof independent of the plumbing fixture vent system. The vertical riser pipe must be provided with a drip line which discharges into the drainage system through an air gap or open waste fixture. The connection between the fixture and the vertical vent riser pipe must be made by means of a horizontal offset. Vent material must be erosion and corrosion resistant.

4658.4510 HEATING AND COOLING; NEW CONSTRUCTION.

Subpart 1. Design and installation. Heating and cooling systems must be capable of maintaining a temperature of 71 degrees Fahrenheit to 81 degrees Fahrenheit in all resident areas. Areas must be zoned according to use and exposure, and must be provided with thermostat temperature controls. The humidification system must be capable of maintaining a space humidity between 25 percent relative humidity and 50 percent relative humidity.

Subp. 2. Isolation of major components. A means of isolating major sections or components in the heating and cooling systems must be provided. Supply and return mains, and risers of space heating and cooling systems must be valved to isolate the various sections of each system. Each piece of equipment must be valved at the supply and return ends. Any pump on which the heating and cooling systems are dependent should be installed in duplicate for standby service in a nursing home.

Subp. 3. Controls and gauges. All valves and controls must be placed for convenient access and use, and thermometers and gauges must be mounted for easy observation.

Subp. 4. Heating and cooling elements. Heating and cooling elements must be located so as not to interfere with beds in residents' rooms. Tubing and casing of gravity-type heating and cooling convectors must be mounted at least four inches above the floor and be provided with removable sturdy covers in order to facilitate cleaning.

Subp. 5. Forced flow room units. Cabinets for forced flow heating or cooling units must be sturdy and must be mounted either continuously along the floor with a tight fit or at least four inches above the floor. Outside air must be filtered. The interior air grill for recirculation must be located not less than four inches above the floor, on floor mounted units. Fans or blowers must be of a quiet operating type, and the fan or blower housing must not be directly connected to the metal of the unit cabinet. Recirculated air must be passed through the filter. The filter must be replaceable from within the room.

4658.4515 VENTILATION REQUIREMENTS; NEW CONSTRUCTION. Mechanical supply and exhaust ventilation must be provided for all areas according to part 4658.4520. The systems must be designed and balanced to provide the pressure relationships described in part 4658.4520. Areas not covered in part 4658.4520 must be ventilated according to the Minnesota State Building Code. Areas requiring an equal or positive pressure relationship to adjacent areas according to part 4658.4520 must be provided with tempered makeup air. All air-supply and air-exhaust systems must be mechanically operated. Required exhaust ventilation must not be activated by a light switch. All fans serving exhaust systems must be located at the discharge end of the system. The ventilation rates shown in part 4658.4520 are minimum acceptable rates, and do not preclude the use of higher ventilation rates if the rates do not result in undesirable velocities in resident areas.

4658.4520 VENTILATION PRESSURE RELATIONSHIPS AND VENTILATION FOR CERTAIN AREAS IN NURSING HOMES; EXISTING AND NEW CONSTRUCTION.

Graphic to go here currently not available chart here.
Symbols:
Air Pressure Relationships:
+ = Positive;
- = Negative;
0 = Neutral
Air Changes, Supply, Exhaust:
- = Optional
1Areas with equal or positive pressure relationships to adjacent areas must be provided with tempered make-up air.

4658.4525 FRESH AIR INTAKES; NEW CONSTRUCTION. Fresh air intakes for ventilation systems must be located at least 25 feet away from a ventilation exhaust, combustion exhaust, or driveway or parking area. The bottom of fresh air intakes serving central air systems must be located as high as possible, but at least four feet above grade, or, if installed through the roof, at least two feet above roof level. Air intakes for individual room units must be at least one foot, six inches above outside grade. Any exhaust system or waste chute vent must terminate at least 25 feet away from windows that can be opened.

4658.4530 HEIGHT OF REGISTERS; NEW CONSTRUCTION. Wall openings for air supply or return must be located at least four inches above the floor.

4658.4535 DIETARY AREA; NEW CONSTRUCTION.
Subpart 1. Food preparation areas. The minimum ventilation requirements of part 4658.4520 for food preparation areas must be provided by either a combination of general ventilation and the range hood, or by general room ventilation. If hood ventilation is needed to meet the minimum air changes per hour, the hood must be operating at all times that the food preparation area is in use.
Subp. 2. Dishwashing area. The minimum exhaust requirements of part 4658.4520 for the dishwashing area must be provided by either a combination of general ventilation and the exhaust from the mechanical dishwasher or by general ventilation. If dishwasher hood ventilation is needed to meet the minimum air changes per hour, the hood must be operating at all times that the dishwashing area is in use.
Subp. 3. Exhaust ducts. All exhaust ducts must be provided with access panels for cleaning.

4658.4540 LAUNDRY AREA; NEW CONSTRUCTION. Air in the laundry must be vented away from the finishing and ironing area and toward the extracting and washing area. The general air movement must be from the clean area to the soiled area, and must be of sufficient volume to remove steam, odors, and excessive heat. Dryers must be provided with a lint collector. Horizontal exhaust ducts must exhaust to the outside. The ducts must be provided with access panels for cleaning.

4658.4545 MECHANICAL ROOMS; NEW CONSTRUCTION. Mechanical rooms with equipment using liquefied petroleum gas (LPG) or flammable liquid fuels producing vapors heavier than air must be provided with continuous mechanical outdoor air ventilation that provide a pressure which is equal to or greater than atmospheric, to remove accumulations of gas or vapor at the floor level. A relief or exhaust vent must be located within 12 inches below the ceiling, and a relief or exhaust vent must be located within 12 inches above the floor.

4658.4550 FILTERS; NEW CONSTRUCTION.
Subpart 1. Air supply. All air supplied to the nursing home must be free from harmful particulate matter, any type of combustion products or contaminates, obnoxious odors, or exhausted air from the building or adjoining property.
Subp. 2. Filters. All outside air introduced into living and service areas of a nursing home must be filtered. Return air to central ventilation systems must be filtered. All central ventilation or air conditioning systems must be equipped with a minimum of one filter bed. The filter bed must be located upstream of the air conditioning equipment, unless a prefilter is employed. If a prefilter is
employed, the prefilter must be upstream of the equipment and the main filter may be located further downstream. Filter frames must be durable and proportioned to provide an airtight fit with the enclosing ductwork.

Subp. 3. **Filter efficiencies.** Filters installed in all central ventilation or air conditioning systems must have a minimum efficiency of 25 percent. All filter efficiencies must be average atmospheric dust spot efficiencies tested according to the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE) Standard No. 52.1-1992.

Subp. 4. **Autoclave room.** If there is a large autoclave in the nursing home, it must be located in a separate room provided with supply and exhaust ventilation. If an autoclave is built into a separate equipment room, the equipment room must be provided with exhaust ventilation.

### 4658.4600 DISTRIBUTION PANEL BOARDS; NEW CONSTRUCTION.

**Subpart 1. Circuit index.** All circuits in light and power panels must be identified with a typewritten index. Doors on electrical panel boards accessible to residents must be equipped with a lock.

**Subp. 2. Panel boards.** Lighting and appliance panel boards must be provided for the circuits on each floor, except for emergency system circuits.

### 4658.4605 CORRIDOR RECEPTACLES; NEW CONSTRUCTION.

Single receptacles on a separate circuit for equipment such as floor cleaning machines must be installed approximately 50 feet apart in all corridors and within 25 feet of ends of corridors.

### 4658.4610 SWITCHES AND RECEPTACLES; NEW CONSTRUCTION.

Switches must be placed between 42 inches and 48 inches above the floor. Convenience outlets for electrical appliances must be located to avoid danger in wet areas.

### 4658.4615 INTERIOR LIGHTING; NEW CONSTRUCTION.

A source of lighting must be provided in every room in the nursing home. Lighting levels in all areas of the nursing home must be adequate and comfortable. "Adequate lighting" means levels of illumination suitable to tasks the resident chooses to perform or the nursing home staff must perform. The installation of rheostats to provide varying levels of illumination in resident areas deemed appropriate by the nursing home is acceptable. "Comfortable lighting" means lighting that minimizes glare and provides maximum resident control, where feasible, of the intensity, location, and direction of illuminations so that visually impaired residents can maintain or enhance independent functioning. The design of the lighting system must:

A. minimize direct, reflected, and contrast glare;
B. provide consistent and even illumination of wall surfaces and floors;
C. be residential in appearance;
D. incorporate lamp colors that do not distort the true color of people, objects, or architectural elements; and
E. be energy efficient. Where feasible, indirect lighting by fluorescent lamps concealed by architectural molding or wall sconces is preferred. Electronic ballasts must be used for all fluorescent light fixtures. Full spectrum fluorescent and halogen lamps must not be used for task lighting. The lighting system must use natural light to the fullest extent possible in conjunction with artificial lighting. Illumination levels at transitions between outside daylight and interior light levels at entry ways must be equalized.

### 4658.4620 FIRE ALARM SYSTEMS; NEW CONSTRUCTION.

Fire alarm systems and sprinkler systems must be provided in accordance with chapter 1305.

### 4658.4625 BEDROOM RECEPTACLES; NEW CONSTRUCTION.

Each resident bedroom must have a minimum of two duplex receptacles mounted on the wall at the head of the bed, and one receptacle mounted on each side of the bed, for a total of four electrical outlets per bed. In addition to the receptacles at the head and side of each bed, each resident bedroom must be provided with two additional duplex receptacles, conveniently located on adjacent walls for resident use. At least
one receptacle must be located between 16 inches and 20 inches above the floor, and be accessible for resident use.

4658.4630 NIGHT LIGHTS; NEW CONSTRUCTION. Each resident bedroom must be provided with a night light.

4658.4635 NURSE CALL SYSTEM; NEW CONSTRUCTION. The nurses' station must be equipped with a communication system designed to receive calls from the resident and nursing service areas required by this part. The communication system, if electrically powered, must be connected to the emergency power supply. Nurse calls and emergency calls must be capable of being inactivated only at the points of origin. A central annunciator must be provided where the door is not visible from the nurses' station.

A. A nurse call must be provided for each resident's bed. Call cords, buttons, or other communication devices must be placed where they are within reach of each resident. A call from a resident must register at the nurses' station, activate a light outside the resident bedroom, and activate a duty signal in the medication room, nourishment area, clean utility room, soiled utility room, and sterilizing room. In multicroridor nursing units, visible signal lights must be provided at corridor intersections.

B. An emergency call must be provided in each resident toilet room, in all areas used for resident bathing, dayrooms, therapy areas, and activity areas. If a pull cord is provided it must extend to within six inches above the floor. A push-button type emergency call must be installed at a height of 24 inches. An emergency call must register a call from a resident at the nurses' station, activate a duty signal in the medication room, nourishment area, clean utility room, soiled utility room, and sterilizing room, and activate a signal light by the bedroom door. The emergency duty signal must provide a visual signal light and an audible alarm.

C. If a nurse call system provides two-way voice communication, it must be equipped with an indicator light at each call station which lights and remains lighted as long as the voice circuit is operating. Nurse calls of this type may be capable of being inactivated at the nurses' station.

4658.4640 EMERGENCY ELECTRIC SERVICE; NEW CONSTRUCTION. To provide electricity during an interruption of the normal electrical power supply that affects medical care, or safety of the occupants, an emergency source of electrical power must be provided and connected to certain circuits for lighting and the nurse call system. The emergency system must provide lighting for the nurses' station, telephone switchboard, resident corridors, exits, the boiler or heating system room, and, if provided, the emergency generator room. The emergency electrical service must assure functioning of the fire detection, alarm, and suppression systems, and the life support systems. Emergency electrical service must be provided by one of the following methods:

A. a battery-operated system with automatic controls and recharging if effective for four or more hours; or

B. an on-site emergency generator. The emergency generator, if provided, must be operated and tested in accordance with the manufacturer's instructions. It is recommended that the emergency generator system include all items necessary for the functioning of the heating system. An automatic transfer switch is recommended.

4658.5000 BEDROOM DESIGN, EXISTING CONSTRUCTION.

Subpart 1. Design. Each resident bedroom must be designed and equipped for adequate nursing care, comfort, and privacy of residents, including full visual privacy of residents.

Subp. 2. Usable floor area. The usable floor area per bed must be at least 70 square feet for three- or four-bed rooms, at least 80 square feet for two-bed rooms, and at least 100 square feet for single bedrooms. The usable floor area and the arrangement and shape of the bedroom must provide space for furnishings, for the free movement of residents with physical handicaps, and for nursing procedures. "Usable floor area" does not include spaces occupied by toilet rooms, vestibules, permanently installed wardrobes, lockers, closets, or heating units.

Subp. 3. Access to exit. Each bedroom must have direct access to an exit corridor.
Subp. 4. **Bedroom shape.** The shape of the bedroom must allow for the capability of a bed arrangement which provides at least three feet of floor space at both sides and the foot end of each bed.

Subp. 5. **Distance from nurses' station.** Resident bedrooms must be located within 140 feet from the nurses' station.

**4658.5005 BEDROOM DOOR LOCKS; EXISTING CONSTRUCTION.**

Subpart 1. **Written policy.** A nursing home must develop a written policy regarding the use of locks on resident bedroom doors. The policy must address whether or not doors can be locked while the resident is in the room.

Subp. 2. **Door locks.** Door locks must permit exit from the room by a simple operation without the use of a key. Door locks must be openable with a master key which is located at each nurses' station.

**4658.5010 CLOTHES WARDROBE OR CLOSET; EXISTING CONSTRUCTION.** A nursing home must provide each resident with individual wardrobe or closet space in the resident's bedroom with clothes racks and shelves accessible to the resident. Locks may be provided, with keys for the residents, when a pass key is provided at the nurses' station.

**4658.5015 CORRIDOR HANDRAILS; EXISTING CONSTRUCTION.** Securely anchored, durable handrails must be provided on both sides of corridors used by residents. If a length of corridor space between doorways is 60 inches or less, a handrail is not necessary for that portion of the corridor.

**4658.5020 NURSING AREA; EXISTING CONSTRUCTION.**

Subpart 1. **Nurses' station.** At least one nurses' station must be provided per resident floor. A nurses' station may serve more than one nursing area on the same floor if the maximum distance from resident bedrooms does not exceed that required in part 4658.5000, subpart 5. The nurses' station must be equipped to receive resident calls through a communication system from resident rooms and toilet and bathing facilities.

Subp. 2. **Clean utility room.** A clean utility room must be provided within each nursing area.

Subp. 3. **Soiled utility room.** A separate soiled utility room must be provided within each nursing area. It must contain handwashing facilities and a clinical service sink for disposal of waste materials and the cleanup of soiled linen and utensils. Cabinets and shelving must be provided for the storage of materials and supplies.

**4658.5025 TOILET ROOMS AND SANITARY FIXTURES; EXISTING CONSTRUCTION.** A nursing home must have at least one toilet and one sink for eight beds, and at least one shower or tub for 20 beds. When the licensed bed capacity is increased, the requirements under part 4658.4135 apply to the new addition. In resident toilet rooms where grab bars or towel bars are not provided, bars must be installed according to part 4658.4145 to the extent that the room arrangements will permit. A toilet room must have a sink and all sinks must be provided with hot and cold water.

**4658.5030 CENTRAL BATHING AREA; EXISTING CONSTRUCTION.**

Subpart 1. **Fixtures.** Bathing fixtures must be provided in accordance with part 4658.5025.

Subp. 2. **Bathing areas.**

A. In bathing areas with more than one fixture, each bathtub or shower area must have privacy curtains or wall dividers.

B. Bathtubs and showers must have a nonslip bottom or floor surface, and at least one grab bar, securely anchored, must be provided at each fixture.

C. If a toilet is located within an open area with multiple bathing fixtures, the toilet area must have privacy curtains or stall partitions.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196

*Current as of 01/19/05*
4658.5035 HANDWASHING FACILITIES; EXISTING CONSTRUCTION. Handwashing facilities must be available for persons providing services to residents. Single-service towels must be available. Use of a common towel is prohibited.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5040 ROOM LABELING; EXISTING CONSTRUCTION. All bedrooms must be labeled using a system of numbers. All service rooms must be labeled.

4658.5100 DINING, DAYROOM, AND ACTIVITY AREAS; EXISTING CONSTRUCTION.
Subpart 1. Area. A nursing home must provide areas for dining, dayroom, and activities.
Subp. 2. Space for adult day care. Additional space must be provided, in accordance with part 9555.9730, for dining, dayroom, and activity areas if the nursing home is offering an adult day care program.

4658.5200 FOOD SERVICE EQUIPMENT; EXISTING CONSTRUCTION.
Subpart 1. Food service equipment. All food service equipment being replaced must be of a type that complies with the requirements of part 4658.3500, subpart 3.
Subp. 2. Cutting boards. Cutting boards or similar use table tops must be constructed of nonporous, smooth, and cleanable material, and be free of cracks, crevices, and open seams.
Subp. 3. Scullery sink. For manual washing, rinsing, and sanitizing of utensils and equipment, a sink with at least three compartments must be provided and used. Sink compartments must be large enough to permit the accommodation of the equipment and tensils, and each compartment of the sink must be supplied with hot and cold potable running water. Drain boards must be provided at each end for proper handling of soiled utensils before washing and for cleaned utensils following sanitizing and must be located so as not to interfere with the proper use of the utensil washing facilities. If the mechanical dishwasher or a mechanical utensil washer is used for the sanitizing of pots and pans, a sanitizing compartment is not required and a two-compartment scullery sink is acceptable if used according to parts 4658.0675 and 4658.0680.

58.5205 LAUNDRY; EXISTING CONSTRUCTION. A laundry, if provided in the nursing home, must be sized and equipped to handle the laundering of all linen and personal clothing to be processed in the nursing home.

4658.5210 SOILED LINEN COLLECTION ROOM; EXISTING CONSTRUCTION. A separate, enclosed soiled linen room must be provided for the collection, storage, and sorting of soiled linen to be processed in the laundry processing room or by an outside laundry service.

4658.5215 LAUNDRY EQUIPMENT; EXISTING CONSTRUCTION. Laundry equipment must be of commercial type and must be of sufficient size and quantity for the size of the facility. The washer installation must be constructed of materials capable of meeting the operating requirements in part 4658.1410. Any new or replacement washer must be capable of measuring and displaying internal water temperatures.

4658.5220 CLEAN LINEN STORAGE; EXISTING CONSTRUCTION. Rooms, closets, or enclosed carts must be provided for the storage of clean linen.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5225 LAUNDRY FOR PERSONAL CLOTHING; EXISTING CONSTRUCTION. Provision must be made for the washing of personal clothing either within or outside the facility. Residential-grade equipment may be used for the washing of personal clothing.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05
4658.5230 REFUSE; EXISTING CONSTRUCTION.
Subpart 1. Refuse area. An outside, fenced area or a separate room must be provided for holding trash and garbage prior to disposal. It must be located conveniently to the service entrance and be sized to accommodate the refuse volume and the chosen type of disposal system.
Subp. 2. Incinerator. An incinerator, if provided, must be in a separate room, or in a designated area within the boiler or heater room, or outdoors. An incinerator, if provided, must comply with parts 7011.1201 to 7011.1285.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5235 FACILITIES FOR PERSONNEL; EXISTING CONSTRUCTION. Locker and toilet facilities must be provided for personnel.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5240 REHABILITATIVE SERVICES AREAS; EXISTING CONSTRUCTION.
Subpart 1. Specialized rehabilitative therapy area. A specialized rehabilitative therapy service, if provided, must be provided space and equipment for exercise and treatment which meets the needs of a medically directed therapy program and of the residents receiving services. Each treatment area must be designed and equipped to protect residents' visual privacy. A lavatory or sink must be conveniently located to all rehabilitative service areas. Space for administrative activities and storage of supplies and equipment must be provided for any rehabilitative service provided.
Subp. 2. Physical therapy area. A physical therapy area, if provided, must have a lavatory or sink with institutional fittings and a single-service towel dispenser. A toilet room must be located convenient to the physical therapy area.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5245 BARBER AND BEAUTY SHOP SERVICES ROOM; EXISTING CONSTRUCTION. In buildings constructed after 1972, a room must be provided and equipped for barber and beauty shop services.

4658.5400 HEATING SYSTEM; EXISTING CONSTRUCTION. The heating system must be capable of maintaining a minimum temperature of 71 degrees Fahrenheit in all resident areas during the heating season.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5405 VENTILATION REQUIREMENTS; EXISTING CONSTRUCTION. Existing facilities must have mechanical exhaust ventilation in the kitchen, laundry, soiled linen collection room, soiled utility rooms, and toilet areas, except if the toilet area is private or semiprivate, and is provided with window ventilation. Ventilation must be provided according to part 4658.4520.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5410 MECHANICAL ROOMS; EXISTING CONSTRUCTION. Mechanical rooms below grade, located in buildings constructed after 1972, with equipment using liquefied petroleum gas, must have continuous mechanical ventilation providing a pressure which is equal to or greater than atmospheric.
STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5415 FILTERS; EXISTING CONSTRUCTION. All air supplied to the nursing home must be free from harmful particulate matter, any type of combustion products or contaminatees, obnoxious odors, or exhausted air from the building or adjoining property.

4658.5500 DISTRIBUTION PANEL BOARDS; EXISTING CONSTRUCTION. All circuits in light and power panels must be identified with a typewritten index. Doors on electrical panel boards accessible to residents must be equipped with a lock.

4658.5505 INTERIOR LIGHTING; EXISTING CONSTRUCTION. A source of interior lighting must be provided in every room in the nursing home. Each resident bedroom must be provided with a reading light for each occupant. Lighting levels in all areas of the nursing home must be suitable to tasks the resident chooses to perform or the nursing home staff must perform. A nursing home may install rheostats to provide varying levels of illumination in resident areas.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5510 FIRE ALARM SYSTEMS; EXISTING CONSTRUCTION. Fire alarm systems and sprinkler systems must be provided according to chapter 1305.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5515 NURSE CALL SYSTEM; EXISTING CONSTRUCTION. A communication system must be provided in a nursing home. It must register a call from the resident at the nursing station and activate a signal light by the bedroom door.

STAT AUTH: MS s 144A.04; 144A.08
HIST: 21 SR 196
Current as of 01/19/05

4658.5520 EMERGENCY ELECTRIC SERVICE; EXISTING CONSTRUCTION. To provide electricity during an interruption of the normal electrical power supply that affects medical care, or safety of the occupants, an emergency source of electrical power must be provided and connected to certain circuits for lighting and the nurse call system. The emergency system must provide lighting for the nurses’ station, telephone switchboard, resident corridors, exits, the boiler or heating system room, and, if provided, the emergency generator room. The emergency electrical service must assure functioning of the fire detection, alarm, and suppression systems, and the life support systems. Emergency electrical service must be provided by one of the following methods:
A. a battery-operated system with automatic controls and recharging if effective for four or more hours; or  
B. an on-site emergency generator. The emergency generator, if provided, must be operated and tested according to the manufacturer's instructions. It is recommended that the emergency generator system include all items necessary for the functioning of the heating system. An automatic transfer switch is recommended.

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114 PHYSICAL FACILITIES
114.01 Administration Facilities. Each facility shall provide an office space and/or administrative office(s).
1. As a minimum, the office space and/or administrative office(s) shall be provided with a desk, file drawer or cabinet, and related office equipment and supplies.

2. Facilities caring for twenty-five (25) or more residents should provide a separate room(s) for these facilities.

3. Each facility should provide a waiting room or space for the public.

114.02 **Communication Facilities.** Each facility shall have an adequate number of telephones and extensions to summon help in case of fire or other emergency, and these shall be located so as to be quickly accessible from all parts of the building. The telephone shall be listed under the official licensed name of the facility.

**118 PHYSICAL FACILITIES**

118.01 **Nursing Unit.** Medical, nursing, and personal service shall be provided in a specifically designated area which shall include bedrooms, special care room(s), nurses’ station, utility room, toilet and bathing facilities, linen and storage closets, and wheelchair space. The maximum nursing unit shall be sixty (60) beds.

118.02 **Bedrooms.**

1. **Location.**
   a. All resident bedrooms shall have an outside exposure and shall not be below grade. Window area shall not be less than one-eighth (1/8) of the required floor area. The window sill shall not be over thirty-six (36) inches from the floor.
   b. Resident bedrooms shall be located so as to minimize the entrance of unpleasant odors, excessive noise, and other nuisances.
   c. Resident bedrooms shall be directly accessible from the main corridor of the nursing unit providing that accessibility from any public space other than the dining room will be acceptable. In no case shall a resident bedroom be used for access to another resident bedroom.
   d. All resident bedrooms shall be so located that the resident can travel from his/her bedroom to a living room, day room, dining room, or toilet or bathing facility without having to go through another resident bedroom.

2. **Floor Area.** Minimum usable floor area per bed shall be as follows: Private room one-hundred (100) square feet, Multi-bed room eighty (80) square feet, per resident. This provision shall apply only to initial licensure, new construction, additions, and renovations.  
   
   *Effective: August 08, 2010*

3. **Provisions for Privacy.**
   a. Existing Facilities. Cubicle curtains, screening, or other suitable provisions for privacy shall be provided in multi-bed resident bedrooms.
   b. Initial Licensure, New Construction, Additions and Renovations. Cubicle curtains, screening, or other suitable provisions for privacy shall be provided in multi-bed resident bedrooms. Cubicle curtains shall completely enclose the bed from three (3) sides.

4. **Accommodations for Residents.** The minimum accommodations for each resident shall include:
   a. Bed. The resident shall be provided with either an adjustable bed or a regular single bed, according to needs of the resident, with a good grade mattress at least four (4) inches thick. Beds shall be single except in case of special approval of the licensing agency. Cots and roll-a-way beds are prohibited for resident use. Full and half bed rails shall be available to assist in safe care of residents.
   b. Pillows, linens, and necessary coverings.
   c. Chair.
   d. Bedside cabinet or table.
   e. Storage space for clothing, toilet articles, and personal belongings including rod for clothes hanging.
   f. Means at bedside for signaling attendants.
g. Bed pans or urinals for residents who need them.
h. Over-bed tables as required.

5. **Bed Maximum.** Bedrooms in new facilities shall be limited to two (2) beds.

118.03 **Special Care Room.** Each facility shall have a special care room which shall be a single bedroom with at least a private half bath (lavatory and water closet). There shall be a special care room for each thirty (30) beds or major fraction thereof. A special care room shall meet the requirements of 118.02 (3) and may be located anywhere in the building rather than a certain number per station.

118.04 **Nurses' Station.**
1. Each facility shall have a nurses' station for each nursing unit. The nurses’ station includes as minimum the following:
   a. Annunciator board or other equipment for resident’s call.
   b. The minimum areas of the medicine storage/preparation room shall be seventy-five (75) square feet.
   c. Storage space for residents’ medical records and nurses’ charts.
   d. Lavatory or sink with disposable towel dispenser.
   e. Desk or counter top space adequate for recording and charting purposes by physicians, nurse practitioners, and nurses.
2. The nurses' station area shall be well lighted.
3. It is recommended that a nurses' lounge with toilet be provided for nursing personnel adjacent to the station. A refrigerator for the storage of drugs shall be provided at each nurses’ station. Drugs and food for beverages may be stored together only if separate compartments or containers are provided for the storage of drugs.

118.05 **Utility Room.** Each facility shall provide a separate utility room for soiled and clean resident care equipment, such as bed pans, urinals, etc. The soiled utility room shall contain, as a minimum, the following equipment.
1. Provision for cleaning utensils such as bed pans, urinals, et cetera.
2. Lavatory or sink and disposable towel dispenser. The utility room for clean equipment shall have suitable storage.

118.06 **Toilet and Bathing Facilities.**
1. Lavatory, toilet and bathing facilities shall be provided in each nursing unit as follows:
   a. Bathing Facilities 2 per nursing unit
   b. Combination toilet and lavatory 2 per nursing unit
2. As a minimum, showers shall be thirty (30) inches by sixty (60) inches without curbing.
3. Handrails shall be provided for all tubs, showers, and commodes.
4. In addition to the requirements set forth above, a lavatory shall be provided in each resident bedroom or in a toilet room that is directly accessible from the bedroom.
5. In addition to the requirements set forth above, a toilet shall be located in a room directly accessible from each resident bedroom. The minimum area for a room containing only a toilet shall be three (3) feet by six (6) feet.

118.07 **Other rooms and areas.** In addition to the above facilities, each nursing unit shall include the following rooms and areas:
1. linen closet;
2. wheelchair space.

125.05 **Office Space.** Office space shall be provided for social service personnel. The office shall be accessible to residents and ensure privacy for interviews.

126.04 **Living and/or Recreational Room(s).**
1. Each facility shall provide adequate living room(s), day room(s) and/or recreational room(s) for residents and visitors. Each home should provide at least two areas for this purpose-one for small
groups such as private visit with relatives and friends and one for larger group activities. A minimum of eighteen (18) square feet per bed shall be provided.

2. Dining area. A dining area shall be provided in facilities adequate to set at least three-fourths of the maximum capacity of the facility. The dining area may also be used for social, recreational, and/or religious services when not in use as a dining facility. A minimum of fifteen (15) square feet per person for three-fourths (3/4) of the capacity of the facility shall be provided.

126.05 Special Activities Area. Each facility should provide space for hobbies and activities that cannot be included in a day room, living room, or recreational room.

126.06 Outside Area. Adequate outside space should be provided for the use of residents in favorable weather.

130 PHYSICAL FACILITIES
130.01 Floors. Floors in food service areas shall be of such construction so as to be easily cleaned, sound, smooth, non-absorbent, and without cracks or crevices. Also, floors shall be kept in good repair.

130.02 Walls and Ceilings. Walls and ceilings of food service areas shall be of tight and substantial construction, smoothly finished, and painted in a light color. The walls and ceilings shall be without horizontal ledges and shall be washable up to the highest level reached by splash and spray. Roofs and walls shall be maintained free of leaks. All openings to the exterior shall be provided with doors or windows that will prevent the entrance of rain or dust during inclement weather.

130.03 Screens and Outside Openings. Openings to the outside shall be effectively screened. Screen doors shall open outward and be equipped with self-closing devices.

130.04 Lighting. The kitchen, dishwashing area, and dining room shall be provided with well distributed and unobstructed natural light or openings. Artificial light properly distributed and of an intensity of not less than thirty (30) foot candles shall be provided.

130.05 Ventilation. The food service area shall be ventilated in a manner that will maintain comfortable working conditions, remove objectionable odors and fumes, and prevent excessive condensations.

130.06 Employee Toilet Facilities. Toilet facilities with lockers shall be provided for employees. Toilet rooms shall not open directly into any room in which food is prepared, stored, displayed or served, nor into any room in which utensils are washed or stored. Toilet rooms shall have a lavatory and shall be well lighted and ventilated.

130.07 Hand washing Facilities. Hand washing facilities with hot and cold water, soap dispenser and a supply of soap, and disposable towels shall be provided in all kitchens. The use of a common towel is prohibited. Hands shall not be washed in sinks where food is prepared or where utensils are cleaned.

130.08 Refrigeration Facilities. Adequate refrigeration facilities, automatic in operation, for the storage of perishable foods shall be provided. Where separate refrigeration can be provided, the recommended temperatures for storing perishable foods are thirty-two (32) to forty (40) degrees Fahrenheit for meats and dairy products, and forty (40) degrees Fahrenheit to forty-five (45) for fruits and vegetables. If it is impractical to provide separate refrigeration, the temperature shall be maintained at forty-one (41) degrees Fahrenheit. Freezers shall be maintained at zero (0) degrees Fahrenheit or below. All refrigerators shall be provided with a thermometer. Homes with more than twenty-four (24) beds shall have commercial or institutional type refrigeration.

130.09 Equipment and Utensil Construction. Equipment and utensils shall be constructed so as to be easily cleaned and shall be kept in good repair.

130.10 Separation of Kitchen from Resident Rooms and Sleeping Quarters. Any room used for sleeping quarters shall be separated from the food service area by a solid wall. Sleeping accommodations such as a cot, bed, or couch shall not be permitted within the food service area.
131.01 **Location and Space Requirements.** Food service facilities shall be located in a specifically designated area and shall include the following rooms and/or spaces: kitchen, dishwashing, food storage, and dining room.

131.02 **Kitchen.**

1. **Size and Dimensions.** The minimum area of kitchen (food preparation only) for less than twenty-five (25) beds shall be a minimum area of two hundred (200) square feet. In facilities with twenty five (25) beds to sixty (60) beds, a minimum of ten (10) square feet per bed shall be provided. In facilities with sixty-one (61) to eighty (80) beds, a minimum of six (6) square feet per bed shall be provided for each bed over sixty (60) in the home. In facilities with eighty-one (81) to one hundred (100) beds, a minimum of five (5) square feet per bed shall be provided for each bed over eighty (80). In facilities with more than one hundred (100) beds proportionate space approved by the licensing agency shall be provided. Also, the kitchen shall be of such size and dimensions in order to:
   a. Permit orderly and sanitary handling and processing of food.
   b. Avoid overcrowding and congestion of operations.
   c. Provide at least three (3) feet between working areas and wider if space is used as a passageway.
   d. Provide a ceiling height of at least eight (8) feet.

2. **Equipment.** Minimum equipment in kitchen shall include:
   a. Range and cooking equipment. Facilities with more than twenty-four (24) beds shall have institutional type ranges, ovens, steam cookers, fryers, etc., in appropriate sizes and number to meet the food preparation needs of the facility. The cooking equipment shall be equipped with a hood vented to the outside as appropriate.
   b. Refrigerator and Freezers. Facilities with more than twenty-four (24) beds shall have sufficient commercial or institutional type refrigeration/freezer units to meet the storage needs of the facility.
   c. Bulletin Board.
   d. Clock.
   e. Cook's table.
   f. Counter or table for tray set-up.
   g. Cans garbage (heavy plastic or galvanized).
   h. Lavatories, hand washing; conveniently located throughout the department.
   i. Pots, pans, silverware, dishes, and glassware in sufficient numbers with storage space for each.
   j. Pot and Pan Sink. A three compartment sink shall be provided for cleaning pots and pans. Each compartment shall be a minimum of twenty-four (24) inches by twenty (24) inches by sixteen (16) inches. A drain board of approximately thirty (30) inches shall be provided at each end of the sink, one to be used for stacking soiled utensils and the other for draining clean utensils.
   k. Food Preparation Sink. A double compartment food preparation sink shall provide for washing vegetables and other foods. A drain board shall be provided at each end of the sink.
   l. Ice Machine. At least one ice machine shall be provided. If there is only one (1) ice machine in the facility it shall be located adjacent to but not in the kitchen. If there is an ice machine located at nursing station, then ice machine for dietary shall be located in the kitchen.
   m. Office. An office shall be provided near the kitchen for the use of the food service supervisor. As a minimum, the space provided shall be adequate for a desk, two chairs and a filing cabinet.

131.03 **Dishwashing.** Commercial or institutional type dishwashing equipment shall be provided in homes with more than twenty-four (24) beds. The dishwashing area shall be separated from the food preparation area. If sanitizing is to be accomplished by hot water, a minimum temperature of one hundred eighty (180) degrees Fahrenheit shall be maintained during the rinsing cycle. An alternate method of sanitizing through use of chemicals may be provided if sanitizing standards of the Mississippi Department of Health Food Code Regulations are observed. Adequate counter-space for stacking soiled dishes shall be provided in the dishwashing area at the most convenient place of
entry from the dining room, followed by a disposer with can storage under the counter. There shall be a pre-rinse sink, then the dishwasher and finally a counter or drain for clean dishes.

**131.04 Food Storage.** A food-storage room with cross ventilation shall be provided. Adequate shelving, bins, and heavy plastic or galvanized cans shall be provided. The storeroom shall be of such construction as to prevent the invasion of rodents and insects, the seepage of dust and water leakage, or any other source of contamination. The food-storage room should be adjacent to the kitchen and convenient to the receiving area. The minimum area for a food-storage room shall equal two and one-half (2 1/2) square feet per bed and the width of the aisle shall be a minimum of three (3) feet.

**PART VIII SANITATION AND MEDICAL WASTE**

**132 SANITATION**

**132.01 Water Supply.**

1. If at all possible, all water shall be obtained from a public water supply. If not possible to obtain water from a public water supply source, the private water supply shall meet the approval of the local county health department and/or the Mississippi Department of Health.

2. Water under pressure sufficient to operate fixtures at the highest point during maximum demand periods shall be provided. Water under pressure of at least fifteen (15) pounds per square inch shall be piped to all sinks, toilets, lavatories, tubs, showers, and other fixtures requiring water.

3. It is recommended that the water supply into the facility can be obtained from two (2) separate water lines if possible.

4. A dual hot water supply shall be provided. The temperature of hot water to lavatories and bathing facilities shall not exceed one hundred fifteen (115) degrees Fahrenheit, nor shall hot water be less than one hundred (100) degrees Fahrenheit.

5. Each facility shall have a written agreement for an alternate source of potable water in the event of a disruption of the normal water supply.

**132.02 Disposal of Liquid and Human Wastes.**

1. There shall be installed within the facility a properly designed waste disposal system connecting to all fixtures to which water under pressure is piped.

2. All liquid and human waste, including floor-wash water and liquid waste from refrigerators, shall be disposed of through trapped drains into a public sewer system where such system is available.

3. In localities where a public sanitary sewer is not available, liquid and human waste shall be disposed of through trapped drains into sewerage disposal system approved by the local county health department and/or the Mississippi Department of Health. The sewerage disposal system shall be of a size and capacity based on the number of residents and personnel housed and employed in the facility. Where the sewerage disposal system is installed prior to the opening of the facility, it shall be assumed, unless proven otherwise, that the system was designed for ten (10) or fewer persons.

**132.03 Premises.** The premises shall be kept neat, clean, and free of an accumulation of rubbish, weeds, ponded water, or other conditions which would have a tendency to create a health hazard.

**132.04 Control of insects, rodents, etc.** The facility shall be kept free of ants, flies, roaches, rodents, and other insects and vermin. Proper methods for their eradication and control shall be utilized.

**132.05 Toilet Room Cleanliness.** Floors, walls, ceilings, and fixtures of all toilet rooms shall be kept clean and free of objectionable odors. These rooms shall be kept free of an accumulation of rubbish, cleaning supplies, toilet articles, etc.

**132.06 Garbage Disposal.**

1. Garbage must be kept in water-tight suitable containers with tight fitting covers. Garbage containers must be emptied at frequent intervals and cleaned before using again.

2. Proper disposition of infectious materials shall be observed.
133 REGULATED MEDICAL WASTE
133.01 Standards and Requirements. All the requirements of the standards set forth in this section shall apply, without regard to the quantity of medical waste generated per month, to any generator of medical waste.

PART IX HOUSEKEEPING AND PHYSICAL PLANT
134 HOUSEKEEPING AND PHYSICAL PLANT
134.01 Housekeeping Facilities and Services.
1. The physical plant shall be kept in good repair, neat, and attractive. The safety and comfort of the resident shall be the first consideration.
2. Janitor closets shall be provided with a mop-cleaning sink and be large enough in area to store house cleaning supplies and equipment. A separate janitor closet area and equipment should be provided for the food service area.

134.02 Bathtubs, Showers, and Lavatories. Bathtubs, showers, and lavatories shall be kept clean and in proper working order. They shall not be used for laundering or for storage of soiled materials. Neither shall these facilities be used for cleaning mops, brooms, etc.

134.03 Resident Bedrooms. Resident bedrooms shall be cleaned and dusted as often as necessary to maintain a clean, attractive appearance. All sweeping should be damp sweeping, all dusting should be damp dusting with a good detergent or germicide.

134.04 Storage.
1. Such items as beds, mattresses, mops, mop buckets, dust rags, etc. shall not be kept in hallways, corners, toilet or bathrooms, clothes closets, or resident bedrooms.
2. The use of attics for storage of combustible materials is prohibited.
3. If basements are used for storage, they shall meet acceptable standards for storage and for fire safety.

PART X LAUNDRY
135 GENERAL
135.01 Commercial Laundry. Facilities may use commercial laundries or they may provide a laundry within the institution.

136 PHYSICAL FACILITIES
136.01 Location and Space Requirements. Each facility shall have laundry facilities unless commercial laundries are used. The laundry shall be located in a specifically designated area, and there shall be adequate room and space for sorting, processing, and storage of soiled material. Laundry rooms or soiled linen storage areas shall not open directly into a resident bedroom or food service area. Soiled materials shall not be transported through the food service area. If commercial laundry is used, separate satisfactory storage areas shall be provided for clean and soiled linens. There shall be provided a clean linen storage area separate from the laundry area.

136.02 Ventilation. Provisions shall be made for proper mechanical ventilation of the laundry. Provisions shall be made to prevent the recirculation of air through the heating and air condition systems.

136.03 Lint Traps. Adequate and effective lint traps shall be provided for driers.

136.04 Laundry Chutes. When laundry chutes are provided they shall have a minimum diameter of two (2) feet; and they shall be installed with flushing ring, vent, and drain.

136.05 Laundry Equipment. Laundry equipment shall be of the type to adequately perform the laundry needs of the institution. The equipment shall be installed to comply with all local and state codes.

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-eight (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.**

**ALZHEIMERS Unit**

**MISSOURI**

**19 CSR 30-85.012 Construction Standards for New Intermediate Care and Skilled Nursing Facilities and Additions to and Major Remodeling of Intermediate Care and Skilled Nursing Facilities**

**PURPOSE:** This rule establishes construction standards for new intermediate care and skilled nursing facilities and additions to and remodeling of intermediate care and skilled nursing facilities.

**PUBLISHER’S NOTE:** The secretary of state has determined that the publication of the entire text of the material which is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. Therefore, the material which is so incorporated is on file with the agency who filed this rule, and with the Office of the Secretary of State. Any interested person may view this material at either agency’s headquarters or the same will be made available at the Office of the Secretary of State at a cost not to exceed actual cost of copy reproduction. The entire text of the rule is printed here. This note refers only to the incorporated by reference material.

**PUBLISHER’S NOTE:** All rules relating to long-term care facilities licensed by the Division of Aging are followed by a Roman Numeral notation which refers to the class (either class I, II or III) of standard as designated in section 198.085.1, RSMo 1986.

(1) Plans and specifications shall be prepared for the construction of all new intermediate care and skilled nursing facilities and additions to and remodeling of existing facilities. The plans and specifications shall be prepared in conformance with Chapter 327, RSMo, by a duly registered architect or registered professional engineer. III
(2) The facility may submit schematic and preliminary plans to the division showing the basic layout of the building and the general types of construction, mechanical and electrical systems. The facility may submit details before the larger and more complicated working drawings and specifications so that necessary corrections can be easily made before the final plans are submitted. The facility shall prepare and submit working drawings and specifications, complete in all respects, for approval by the division. These plans shall cover all phases of the construction project, including site preparation; paving; general construction; mechanical work, including plumbing, heating, ventilating and air conditioning; electrical work; and all built-in equipment, including elevators, kitchen equipment and cabinet work. II/III

(3) Facilities shall begin construction only after the plans and specifications have received the written approval of the division. Facilities shall then build in conformance with the approved plans and specifications. The facility shall notify the division within five (5) days after construction begins. If construction of the project is not started within one (1) year after the date of approval of the plans and specifications are not completed within a period of three (3) years, the facility shall resubmit the plans to the division for its approval and shall amend them, if necessary, to comply with the then current rules before construction work is started or continued. II/III

(4) The facility shall be located on an allweather road and have easy access for vehicular traffic. III

(5) Facilities shall have access to local fire protection. III

(6) The facility shall provide adequate roads and walks within the lot lines to the main entrance and service entrance. III

(7) In any new addition, an existing licensed facility shall provide all required ancillary service areas, proportional to the number of new beds. However, for existing facilities, these support service areas may be reduced by the amount of existing areas that meet new facility requirements. New support areas required in this project, whether they are to serve the new beds or the existing beds, shall comply with the rules for new facilities. III

(8) Facilities shall have administrative and public areas as listed: business office, administrator’s office (business office and administrator’s office may be combined); director of nurses’ office; lobby and waiting room (may be combined); public restrooms for each sex; and public telephone. III

(9) The facility shall provide recreation, occupational therapy, activity and residents’ dining space at a ratio of at least thirty (30) square feet for each resident. II

(10) Facilities shall provide a bulk storage area consisting of a locked room, shelving, bins and large cans for storing long-term supplies of food and other dietary materials above the floor in a dry room with adequate ventilation, cool, but not freezing. The bulk storage area shall be one (1) square foot per bed, but in no case shall it be less than one hundred (100) square feet. III

(11) Facilities shall have dry short-term storage areas for daily food supplies and other dietary materials. The dry short-term storage area may include the space required for bulk storage. III

(12) A facility shall provide a preparation area for wrapping removal, vegetable cleaning and peeling and meat cutting. III

(13) Facilities shall provide adequate cooking and baking areas. III

(14) A facility shall have a salad and sandwich preparation area for the preparation of cold foods. III

(15) Facilities shall provide a tray preparation and loading area for preparing trays for residents’ food delivery and food cart loading. III

(16) A facility shall provide a pot and pan washing area consisting of a three (3)-compartment sink with a double drainboard for the washing of utensils during the food preparation period. III

(17) Facilities shall have a dishwashing area provided with a soiled dish receiving counter, space for scraping with a garbage grinder, prerinse sink, counter for racking dishes, dishwasher, clean dish counter, dish rack storage and an exhaust fan. II/III

(18) A facility shall have a dish storage area with shelves adjacent to the tray preparation area. III

(19) Facilities shall provide refrigerators of adequate capacity in all kitchens and other preparation centers where perishable foods will be stored. A minimum of two (2) separate sections or boxes
shall be provided in the main kitchen; one (1) for meat and dairy products and one (1) for general storage. III
(20) The refrigerators’ compressors and evaporators shall have sufficient capacity to maintain temperatures of thirty-five degrees Fahrenheit (35°F) in the meat and dairy boxes and forty degrees Fahrenheit (40°F) in the general storage boxes when the boxes are being used for those purposes. II
(21) These compressors shall be automatically controlled. III
(22) Compressors, piping and evaporators shall be tested for leaks and capacity. Certification of these tests shall be made available to the division. III
(23) A facility shall have an office area for planning menus and food purchases next to the dietary area. III
(24) Kitchen shall have handwashing sinks. III
(25) A facility shall have a janitor’s area, exposed or in a closet, in or near the kitchen, that contains a floor receptor or service sink. III
(26) A garbage removal area with garbage and trash cans located inconspicuously shall be easily accessible from both the kitchen and the service drive. III
(27) Housekeeping areas shall be provided as listed: clean linen area, soiled linen area and laundry area. II
(28) The facility shall have a designated physical therapy area large enough to give rehabilitative care to physically disabled residents. This area shall be sized to accommodate all equipment and activities in the facility's proposed physical therapy program. In no case shall this area be less than two hundred (200) square feet. III
(29) The facility shall provide the following elements: treatment areas and equipment as dictated by the facility's physical therapy program; a handwashing sink; an exercise area; storage for clean linen, supplies and equipment; a toilet room located in the physical therapy room or within the immediate area of the physical therapy department; and an office or sufficient space for the physical therapy director's desk and file. The physical therapy area may be located adjacent to an occupational therapy area and share any or all of the required elements providing that the sharing of elements conforms with the facility’s therapy programs. III
(30) If there is a designated occupational therapy area, it shall be large enough to accommodate all the equipment and activities in the facility's proposed occupational therapy program. When the facility locates physic physical therapy and occupational therapy in the same area, there shall be a space that can be separated from the rest of the area if ceramics, sculpture, minor woodwork and light mechanical work are a part of the occupational therapy program. III
(31) Facilities shall provide a maintenance room or area. II
(32) A facility shall provide an employees’ dressing or locker room with separate restrooms for each sex. III
(33) Facilities shall provide storage rooms as listed: general storage—ten (10) square feet per bed for the first fifty (50) beds, plus eight (8) square feet per bed for the next twenty-five (25) beds, plus five (5) square feet per bed for any additional beds over seventy-five (75). No storage room shall be less than one hundred (100) square feet of floor space. The required residents’ clothes storage room and storage for outdoor equipment may be included in the minimum area required for general storage. III
(34) A continuous system of unobstructed corridors, referred to as required corridors, shall extend through the enclosed portion of each story of the building. These corridors will connect all rooms and spaces with each other and with all entrances, exit ways and elevators, with the following exceptions: work suites, such as the administrative suite and dietary area, occupied primarily by employed personnel may contain corridors or aisles as necessary, and will not be subject to the rules applicable to required corridors. Areas may be open to this system as permitted by the 1985

(35) A facility shall provide a personal care room with barber and beauty shop facilities. III

(36) There shall be an oxygen storage room that is surrounded by one (1)-hour rated construction with a powered or gravity vent to the outside. II

(37) Facilities shall have one (1) or more nursing units. A nursing unit shall not exceed a maximum of sixty (60) resident beds. Each nursing unit shall be a single floor continuous area which does not require resident care traffic to traverse other areas. A facility shall not locate a resident room door more than one hundred forty feet (140') from the nurses' station and the dirty utility room. II

(38) Resident room area shall be a minimum of eighty (80) square feet per bed in multiple bed resident rooms, and one hundred (100) square feet per bed in one (1)-bed resident rooms. A continuous aisle not less than three feet (3') wide shall be available around the foot and along both sides of each bed. Facilities shall locate beds to avoid drafts, excessive heat and other residents discomforts. Typical minimum clear dimensions for the bed area in resident rooms shall be as follows:

- 1-Bed: 10' 6" × 9' 3"
- 2-Bed: 10' 6" × 15' 6"
- 3-Bed: 10' 6" × 21' 9"
- 4-Bed: 18' 0" × 15' 6"

Heating units and handwashing sinks may protrude into this required space. II

(39) To provide for the isolation of a resident(s) with a communicable disease(s), each unit shall have at least two (2) private resident rooms provided with a separate room equipped with a toilet and handwashing sink to serve the isolation room only. III

(40) Each resident shall have a wardrobe, locker or closet. A clothes rod and shelf shall be provided. III

(41) No room shall be occupied by more than four (4) beds. III

(42) No resident shall be housed in a room in which the outside grade line is more than three feet (3') above the floor level on the window side of the resident room for a distance of at least fifteen feet (15') from the outside wall of the resident room. The resident rooms shall be outside rooms with minimum window sizes as follows:

- 1-Bed: 10 square feet
- 2-Bed: 16 square feet
- 3-Bed: 24 square feet
- 4-Bed: 32 square feet

These areas are for total window size including frames. III

(43) Each resident, without entering the general corridor area, shall have access to a toilet room. III

(44) One (1) toilet room shall serve no more than six (6) beds and no more than two (2) resident rooms. II/III

(45) The toilet room shall contain a water closet and a lavatory. II

(46) If each resident room contains a handwashing sink, the may omit the handwashing sink from a toilet room that serves adjacent resident rooms. When a handwashing sink is located within the same room as the toilet, the minimum area of a room shall be thirty (30) square feet. If the room contains only a toilet, the minimum area of the room shall be eighteen (18) square feet. III

(47) Each nursing unit shall have a centrally located nurses' work station with a work counter and storage space for charts. The entire counter shall have a four foot (4') distance between the wall located behind the counter and the edge of the counter nearest the wall. III

(48) Facilities shall provide a medicine preparation room next to each nurses' station that has at least sixty (60) square feet of usable floor space. Facilities shall provide a special locked medication cabinet for storage of the Class II medications inside the locked medication cabinet. If
the outer cabinets are not locked, the facility must provide a closer and hardware that cannot be left unlocked on the door to the medicine room. A facility is also required to have the following in the medicine room: a work counter, handwashing sink, under cabinet storage, a medicine refrigerator, adequate lighting and provisions for proper temperature control. II/III

(49) Each nursing unit shall have a clean utility room accessible directly from the nursing unit corridor and near enough to the nurses’ station to facilitate control by the nurses. The floor and walls shall have impervious surfaces. The facility shall provide this room with adequate lighting and heating, a handwashing sink and at least one (1) locking cabinet. II/III

(50) Each nursing unit shall have a dirty utility room which is accessible directly from the nursing unit corridor. The floor shall have an impervious surface and the walls shall have impervious surfaces to a minimum height of five feet (5’) above the floor. The room shall be provided with adequate lighting and heating, a double sink, clinic sink and at least one (1) locking cabinet. III

(51) Each nursing unit shall contain one (1) training or handicapped toilet per sex, each with a floor area of at least five feet by six feet (5’ × 6’). This toilet may be located in the central bath. III

(52) Each nursing unit shall have a separate bathroom for each sex. II

(53) Tubs shall be institutional-type, free standing with a minimum of three feet (3’) clearance from the wall on each side and four feet (4’) at the end. The shower shall be a minimum of four feet (4’) wide and of ample length for a wheelchair resident. Thirty-inch by sixty-inch (30” × 60”) Americans with Disability Act (ADA)-approved showers will be accepted. The facility may replace required institutional-type tub(s) with whirlpool tubs or other types of bathing fixtures. III

(54) The aggregate number of tubs or showers or both shall not be less than one for each fifteen (1:15) beds on each floor. II/III

(55) The facility shall provide a locked cabinet in or near each bathroom for the storage of cleaning supplies. III

(56) Centralized bathing facilities shall have fixed partitions or fire-resistant curtains to provide a private compartment for each water closet, bathtub and shower. Curtains or doors shall be installed on access openings. III

(57) Clean linen storage with adequate shelving is required in each nursing unit. III

(58) Each nursing unit must have a stretcher and wheelchair parking area. III

(59) Equipment and supply storage is required in each nursing unit. III

(60) Required corridors shall be at least eight feet (8’) wide and shall be wider at elevators and other points of traffic concentration. No part of the area of any required corridor or aisle shall be counted as part of the required area of any space adjacent to the corridor or aisle. II/III

(61) The width of stairways shall not be less than three feet eight inches (3’ 8”). The width shall be measured between handrails where handrails project more than three and onehalf inches (3 1/2”). II/III

(62) Doors from sleeping and treatment areas through which residents will pass shall be at least forty-four inches (44”) wide. Doors to centralized toilets, bathrooms, hair care salons and small day rooms shall be at least thirty-six inches (36”) wide. Doors to individual toilets adjacent to resident rooms shall be at least thirty-two inches (32”) wide. II

(63) Exit doors shall swing outward. Doors to rooms shall swing into the rooms they serve. Doors to small toilet rooms may swing outward into the next room and, if they swing inward, they shall be equipped for emergency access. No doors shall swing into required corridors or aisles except doors to janitors’ closets, linen closets or doors to similar small spaces that are open only temporarily. II

(64) Ceilings shall be at least eight feet (8’). Ceilings in corridors, storage rooms, toilet rooms and other minor rooms shall not be less than seven feet six inches (7’ 6”). Suspended tracks, rails and pipes located in the normal traffic path shall be at least six feet eight inches (6’ 8”) above the floor. III

(65) Drinking fountains shall be located in or near the lobby and recreation area and in each nursing unit. The fountain shall be accessible to residents in wheelchairs. III
Facilities with plans approved on or before December 31, 1998, shall comply with the American National Standards Institute (ANSI) publication A117.1, 1971, *Making Buildings and Facilities Accessible to, and Useable by, the Physically Handicapped*. All new facilities whose plans were submitted to the division on or after January 1, 1999, shall comply with ANSI A117.1, 1992, *Making Buildings and Facilities Accessible to, and Useable by, the Physically Handicapped*, incorporated by reference in this rule.

(67) Handrails shall be provided on both sides of all corridors and aisles used by residents. Corridor handrails shall have ends return to the wall.

(68) All stairways shall have handrails on both sides.

(69) Facilities shall provide grab bars or handrails, secured in proper positions to facilitate the bodily movements of residents, next to all bathtubs, within all showers and on at least one (1) side of all toilets.

(70) Lavatories shall be positioned to be accessible to wheelchair residents and shall not have cabinets underneath or any other unnecessary obstruction to the maneuverability of wheelchairs.

(71) The facility shall provide mirrors in each resident’s room or adjoining toilet room. Mirrors shall be at least three feet (3’) high with the bottom edge located no more than three feet four inches (3’ 4”) above the floor or the facility may use framed tilting mirror(s).

(72) Facilities shall provide fire-resistant divider curtains attached to the ceiling or walls in all resident rooms other than private or single bedrooms. A facility shall place these divider curtains to provide complete privacy for each bed.

(73) All new facilities and additions to all areas of existing facilities which undergo major remodeling, shall be of sufficient strength in all their parts to resist all stresses imposed by dead loads, live loads and lateral or uplift forces such as wind, without exceeding, in any of the structural materials, the allowable working stresses established for these materials by generally accepted good engineering practice.

(74) The following unit live loads shall be the minimum distributed live loads acceptable for the occupancies listed:

A. Facility bedrooms and all adjoining service rooms which compose a typical nursing unit (except solariums and corridors)— forty pounds per square foot (40 psf);  
B. Solariums, corridors in nursing units and all corridors above the first floor, examination and treatment rooms, laboratories, toilet rooms and locker rooms—sixty (60) psf;  
C. Offices, conference room, library, kitchen, corridors and other public areas on first the floor—eighty (80) psf;  
D. Stairways, laundry, large rooms used for dining, recreation or assembly areas and workshops—one hundred (100) psf;  
E. Records file room, storage and supply—one hundred twenty-five (125) psf;  
F. Mechanical equipment room—one hundred fifty (150) psf;  
G. Roofs (except use increased value where snow and ice may occur)—twenty (20) psf; and  
H. Wind—as required by local conditions but not less than fifteen (15) psf.

(75) For live loads of one hundred (100) pounds or less per square foot, the design live load on any member supporting one hundred fifty (150) square feet or more may be reduced at the rate of eight hundredths of a percent (0.08%) per square foot of area supported by the member, except that no reductions shall be made for roof live loads or for live loads of areas to be occupied as places of public assembly. The reduction shall exceed neither “R”, as determined by the following formula nor sixty percent (60%):  

\[ R = \frac{D + L}{4.33} \]

where

\[ D \]

\[ L \]
R = reduction in percent;
D = dead load per square foot of area supported by the member; and
L = design live load per square foot of area supported by the member.

(76) For live loads exceeding one hundred (100) psf, no reduction shall be made, except that the
design live loads on columns may be reduced twenty percent (20%). II

(77) Floor areas where partition positions are subject to change shall be designed to support a
uniformly distributed load of twenty-five (25) psf in addition to all other loads. II

(78) Foundations shall rest on natural solid ground or properly compacted fill and shall be carried
to a depth of not less than one foot (1') below the estimated frost line or shall rest on leveled rock
or load-bearing piles when solid ground is not encountered. Footings, piers and foundation walls
shall be adequately protected against deterioration from the action of groundwater. A facility shall
take reasonable care to establish proper soil bearing values for the building site soil. If the bearing
capacity of a soil is in question, a recognized load test may be used to determine the safe bearing
value. II

(79) All facilities with plans approved between June 10, 1981 and December 31, 1998, shall comply
with the 1985 edition of the Life Safety Code, and all new facilities with plans approved on or after
Association NFPA 101), which are incorporated by reference in this rule. No provision of the 1997
code will be enforced if it is more restrictive than the code of original plan approval. Facilities may
only use the fire safety evaluation system found in the 1995 NFPA 101A, incorporated by reference
in this rule, if necessary to justify variance from the text of the Life Safety Code and not as a guide for
the total design of a new facility. II

(80) Facilities with plans approved on or before December 31, 1998, shall comply with the fire-
resistant rating of structural elements equal to those required by the 1985 Life Safety Code (NFPA
101). Facilities with plans approved on or after January 1, 1999, shall comply with the fire-resistant
rating of structural elements equal to those required by the 1997 Life Safety Code (NFPA 101),
incorporated by reference in this rule. All facilities shall meet the following additional requirement:
exterior walls less than thirty feet (30’) from an adjacent building, property line or parallel wing
shall have a two (2)-hour fire-resistant rating. This distance may be reduced to fifteen feet (15’) if a
one (1)-hour rated wall is provided with sprinkler protection for each window. II

(81) Doors between rooms and the required corridors shall not have louvres or transoms. They
shall be one and three-fourths inches (1 3/4”) solid-core wood doors or metal doors with
equivalent or greater fire-resistance. II

(82) Laundry and trash chutes, where used, shall be of fire-resistant material and installed with a
flushing ring, vent to atmosphere and floor drain in the basement. Facilities shall provide an
automatic sprinkler at the top of each laundry and trash chute. Each floor shall have a self-closing
one and one-half (1 1/2)- hour B-label fire door that shall not open to a corridor. II

(83) Hardware on toilet room doors shall be operable from both the inside and the outside. II

(84) The floors of toilets, baths, bedpan rooms, pantries, utility rooms and janitors’ closets shall
have smooth, waterproof surfaces which are wear-resistant. The floors of residents’ rooms shall be
smooth and easily cleaned. The floors of kitchens and food preparation areas shall be waterproof,
greaseproof, smooth and resistant to heavy wear. II/III

(85) The walls of all rooms where food and drink are prepared, served or stored shall have a
smooth surface with painted or equally washable finish. At the base, they shall be waterproof and
free from spaces which may harbor ants and roaches. The walls of kitchens, sculleries, utility rooms,
baths, showers, dishwashing rooms, janitors’ closets and spaces with sinks shall have waterproof
painted, glazed or similar finishes to a point above the splash and spray line. III

(86) The ceilings of all sculleries, kitchens and other rooms where food and drink are prepared
shall be painted with washable paint. III
(87) All floor construction shall be completely of noncombustible material regardless of the construction type of the building. II
(88) All new floor covering installed and used in new and existing licensed facilities on or nonsprinklered buildings and Class II in sprinklered buildings. Class I has a critical radiant flux of zero point forty-five (0.45) or more watts per square centimeter when tested according to the 1995 NFPA 253, incorporated by reference in this rule. Class II has a critical radiant flux of zero point twenty-two (0.22) or more watts per square centimeter when tested according to the 1995 NFPA 253. Those facilities who installed new floor covering on or before December 31, 1998, shall comply with the requirements of the 1978 edition of the NFPA 253. III
(89) A facility shall furnish and install the heating system, steam system, boilers and ventilation to meet all requirements of local and state codes and NFPA regulations. II/III
(90) The building shall be heated by a two (2)-pipe steam system, a forced hot water system, a forced hot air system, a system of electrical heating elements or a combination of two (2) or more of these systems. No open flame space heaters or space heaters receiving combustion air from the heated space shall be used. Facilities shall not depend upon fireplaces for required heating. III
(91) The heating system shall be capable of heating resident-occupied areas to a temperature of eighty degrees Fahrenheit (80°F) (27°C) at the winter design temperature. In spaces where radiant panel heating is used, facilities may reduce the temperature as required to maintain an equivalent comfort level. III
(92) The heating system shall have automatic controls adequate to provide comfortable conditions in all portions of the building at all times. III
(93) Neither the heating nor the ventilating system shall require the circulation of air through openings in the required corridor partitions except for the delivery of ventilating air from corridors through each room door at a velocity of not more than two hundred fifty feet (250') per minute when the door is closed and the space under it is not over one inch (1") in height. No louvres shall be installed in doors in required corridor partitions. II/III
(94) A facility with plans approved on or after January 1, 1999, shall install an air-conditioning system, or individual room air-conditioning units, that meet all the 1996 NFPA 90A requirements, incorporated by reference in this rule. The systems or units must be capable of maintaining resident-use areas at eighty-five degrees Fahrenheit (85°F) (29.4°C) at the summer design temperature. Those facilities with plans approved on or before December 31, 1998, shall comply with the NFPA 90A requirements as referenced in the 1985 Life Safety Code. II/III
(95) Ventilation requirements given in Table I—Ventilation Requirements shall be met. II
(96) The entire plumbing system and its maintenance and operation shall comply with the requirements of all applicable local and state codes including the requirements set forth in this rule and with the requirements of the 1987 National Plumbing Code, which is incorporated by reference in this rule. II/III
(97) Plumbing fixtures that require hot water and are resident-accessible shall be supplied with water thermostatically controlled to provide a water temperature of between one hundred twenty degrees Fahrenheit (120°F) (49°C) and one hundred five degrees Fahrenheit (105°F) (41°C) at the fixture or faucet. I/II
(98) The hot water heating equipment shall have sufficient capacity to supply five (5) gallons (19 l) of water at one hundred twenty degrees Fahrenheit (120°F) (49°C) per hour per bed for nursing home fixtures or faucets, and eight (8) gallons (30 l) of water at one hundred sixty degrees Fahrenheit (160°F) (71.1°C) per hour per bed for kitchen and laundry. The division may accept lesser capacities following submission of the calculation for the anticipated demand of all fixtures and equipment in the building. II
(99) Pipes shall be sized to supply water to all fixtures with a minimum pressure of fifteen pounds per square inch (15 psi) (1.02 atmospheres) at the top floor fixture during maximum demand
periods. All plumbing fixtures except water closets, urinals and drinking fountains shall have both hot and cold water supplies. III

(100) Facilities shall protect every supply outlet or connection to a fixture or appliance against back flow as provided by the 1987 National Plumbing Code, incorporated by reference in this rule. All faucets to which hoses can be attached, all spray fittings and all other fittings that could deliver water to points below overflow lines, shall be equipped with vacuum breakers. II/III

(101) Wherever the usage of fixtures or appliances will permit, water supplied to all fixtures, open tanks and equipment shall be introduced through a suitable air gap between the water supply and the flood level of the fixture. II

(102) Hot water circulating mains and risers shall be run from the hot storage tank to a point directly below the highest fixture at the end of each branch main. III

(103) Where the building is higher than three (3) stories, each riser shall be circulated. III

(104) Water pipe sizes shall be equal to or greater than those prescribed by the 1987 National Plumbing Code, incorporated by reference in this rule. III

(105) All fixtures and equipment shall be connected through traps to soil and waste piping and to the sewer and they shall all be properly trapped and vented to the outside. II

(106) Courts, yards and drives which do not have natural drainage from the building shall have catch basins and drains to low ground, storm-water system or dry wells. III

(107) Facilities where gas-fired equipment is to be installed for use on or after January 1, 1999, shall provide and install all gas piping, fittings, tanks and specialties in compliance with the 1996 NFPA 54, Installation of Gas Appliances and Gas Piping, the 1995 NFPA 58, Storage and Handling of Liquefied Petroleum Gases, incorporated by reference in this rule, and the instructions of the gas supplier, except where more strict requirements are stated. Facilities which installed gas-fired equipment on or before December 31, 1998, shall ensure that the installation was in compliance with the instructions and requirements outlined in the NFPA 54 and NFPA 58 as referenced in the 1985 Life Safety Code. Where liquefied petroleum gas (LPG) is used, the Missouri Department of Agriculture also requires compliance with its rules. II

(108) Where gas piping enters the building below grade, it shall have an outside vent as follows: A concrete box, eighteen inches by eighteen inches (18" × 18") with three-inch (3") thick walls, of a height to rest on top of the entering gas pipe, and top of the box to come within six inches (6") of top grade. The box shall be filled with coarse gravel. A oneinch (1") upright vent line shall be to one-half (1/2) the depth of the box and extend twelve inches (12") above top grade with a screened U-vent looking down. The vent line is to be anchored securely to the building wall. II

(109) Facilities shall not install gas-fired equipment in any resident bedroom except that through-wall gas heating units may be used if vented directly to the outside, take combustion air directly from the outside and provide a complete separation of the combustion system from the atmosphere of the occupied area. II

(110) In facilities where oxygen systems are installed on or after January 1, 1999, the facilities shall install the oxygen piping, outlets, manifolds, manifold rooms and storage rooms in accordance with the requirements of the 1993 NFPA 99, incorporated by reference in this rule. In facilities where oxygen systems were installed on or before December 31, 1998, facilities shall ensure that the installation was in compliance with NFPA 99 as required and referenced in the 1985 Life Safety Code. I/II

(111) The building sanitary drain system may be cast iron, steel, copper or plastic if installed in compliance with the National Plumbing Code, current edition. III

(112) Each main, branch main, riser and branch to a group of fixtures of the water system shall be valved. III

(113) To prevent condensation, facilities shall cover cold water mains in occupied spaces with approved vapor-proof insulation. III

(114) To prevent freezing, facilities shall insulate all pipes in outside walls. III
(115) Facilities shall test soil, waste, vent and drain lines according to the requirements of the 1987 National Plumbing Code, incorporated by reference in this rule. The facility shall make certification of these tests available to the division.

(116) After installation and before the nursing home is operating, the facility shall disinfect the entire water distribution system, both hot and cold, and all connecting equipment by one (1) of the methods described in the 1987 National Plumbing Code, incorporated by reference in this rule.

(117) Water softeners, if used, shall be connected to the hot water supply only or connected so that water used for cooking and drinking is not softened.

(118) Facilities with plans approved on or after January 1, 1999, shall ensure that the entire electrical system and its maintenance and operation comply with the 1996 National Electrical Code, which is incorporated by reference in this rule. Facilities whose plans were approved on or before December 31, 1998, shall comply with the National Electrical Code as referenced in the 1985 Life Safety Code.

(119) Facilities shall adequately light all occupied areas as required by the duties performed in that space.

(120) Residents’ bedrooms shall have a minimum general illumination of ten (10) footcandles, a night-light and a resident’s reading light. The outlets for general illumination and night-lights shall be switched at the door.

(121) Each single-bed resident room shall have at least two (2) duplex receptacles. All multi-bed resident rooms shall have at least one (1) duplex receptacle at the head of each bed plus one (1) additional duplex receptacle. Facilities shall not place duplex receptacles in a manner to cause an electrical shock hazard.

(122) Facilities shall furnish lighting fixtures of a type suitable for the space for all lighting outlets.

(123) If ceiling lights are used in residents’ rooms, they shall be of a type which are shaded or globed to minimize glare.

(124) Facilities shall provide an electrically powered nurses’ call system with indicator lights at the corridor entrance of each bedroom. Audible signals and indicating panels shall be located in each nurses’ station and utility room. Facilities shall provide signal buttons at the head of each resident bed, in each toilet room and in each bathroom.

(125) Facilities shall provide night-lights in hallways, individual toilet rooms, stairways and resident rooms or adjacent toilet rooms.

(126) A qualified electrician shall test and certify the entire electrical system as being in compliance with the 1996 National Electrical Code, incorporated by reference in this rule. Facilities shall make this test certification available to the division.

(127) Facilities shall provide a complete, electrically-operated door alarm system that is audible in the nurses’ station for all resident- accessible exterior doors.

(128) A facility shall have emergency lighting for exits, stairs, corridors and nurses’ stations. Facilities may provide this emergency lighting using an emergency generator or battery-operated lights rated at least one and one-half (1 1/2) hours. In facilities with plans approved on or after January 1, 1999, an emergency generator shall supply emergency power to life support systems as required by the 1993 NFPA 99, Health Care Facilities, incorporated by reference in this rule. In facilities where plans were approved on or before December 31, 1998, the electrical system shall comply to the standards of the National Electrical Code as referenced in the 1985 Life Safety Code.

(129) The elevator installations shall comply with all local and state codes, American Standards Association Specification A17.1, 1993 Safety Code for Elevators and Escalators, the 1996 National Electrical Code, incorporated by reference in this rule, and the minimum general standards as set forth in this rule. In facilities whose plans were approved on or before December 31, 1998, the
elevators shall comply with applicable local and state codes and the requirements set forth in the ASAS A17.1, Safety Code for Elevators and Escalators, and the National Electrical Code as referenced in the 1985 Life Safety Code. II

(130) Any facility with residents on one (1) or more floors above the first floor shall have at least one (1) hydraulic or electric motor driven elevator. Facilities with a bed capacity from sixty-one to two hundred (61–200) above the first floor shall not have less than two (2) elevators. II

(131) Facilities with a bed capacity of from two hundred to three hundred fifty (200—350) above the first floor shall have not less than three (3) elevators—two (2) passenger and one (1) service. II

(132) Inside cab dimensions of elevators shall be not less than five feet four inches by eight feet (5’4” × 8’) with a capacity of three thousand five hundred pounds (3,500 lbs.). Cab and shaft doors shall have no less than three feet ten inches (3’10”) clear opening. Elevators for which operators will not be employed shall have automatic push-button controls, signal controls or dual controls for use with or without the operator. Where two (2) push-button elevators are located together and where one (1) elevator serves more than three (3) floors and basement, they shall have collective or signal control. III

(133) Facilities with plans approved on or after January 1, 1999, shall have overspeed tests conducted on all elevator machines. Elevators will be tested for speed and load, with and without loads, in both directions as covered by the 1993 Safety Code for Elevators and Escalators, incorporated by reference in this rule. Facilities whose plans were approved on or before December 31, 1998, shall conduct overspeed tests in accordance with applicable local and state codes and the requirements set forth in the ASAS A17.1, Safety Code for Elevators and Escalators, as referenced in the 1985 Life Safety Code. Facilities shall make this test certification available to the division. III


19 CSR 30-85.022 Fire Safety Standards for New and Existing Intermediate Care and Skilled Nursing Facilities

PURPOSE: This rule establishes fire-safety requirements for new and existing intermediate care and skilled nursing facilities.

PUBLISHER’S NOTE: The secretary of state has determined that the publication of the entire text of the material which is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. This material as incorporated by reference in this rule shall be maintained by the agency at its headquarters and shall be made available to the public for inspection and copying at no more than the actual cost of reproduction. This note applies only to the reference material. The entire text of the rule is printed here.

PUBLISHER’S NOTE: All rules relating to long-term care facilities licensed by the Division of Aging are followed by a Roman Numeral notation which refers to the class (either class I, II or III) of standard as designated in section 198.085.1, RSMo 1994.

(1) Definitions. For the purpose of this rule, the following definitions shall apply:

(A) Accessible spaces—shall include all rooms, halls, storage areas, basements, attics, lofts, closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes;

(B) Area of refuge—a space located in or immediately adjacent to a path of travel leading to an exit that is protected from the effects of fire, either by means of separation from other spaces in the same building or its location, permitting a delay in evacuation. An area of refuge may be temporarily used as a staging area that provides some relative safety to its occupants while potential emergencies are assessed, decisions are made, and if applicable, evacuation has begun; and
(C) Major renovation—shall include the following:
1. Addition of any room(s), accessible by residents, that either exceeds fifty percent (50%) of the total square footage of the facility or exceeds four thousand five hundred (4,500) square feet; or
2. Repairs, remodeling, or renovations that involve more than fifty percent (50%) of the building; or
3. Repairs, remodeling, or renovations that involve more than four thousand five hundred (4,500) square feet of a smoke section.
4. If the addition is separated by two (2)-hour fire-resistant construction, only the addition portion shall meet the requirements for an NFPA 13, 1999 edition, sprinkler system, unless the facility is otherwise required to meet NFPA 13, 1999 edition.

(2) General Requirements.
(A) All National Fire Protection Association (NFPA) codes and standards cited in this rule:
NFPA 10, Standard for Portable Fire Extinguishers, 1998 edition;
NFPA 72, National Fire Alarm Code, 1999 edition;
NFPA 211, Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances, 2000 edition; and
are incorporated by reference in this rule and available for purchase from the National Fire Protection Agency, 1 Batterymarch Park, Quincy, MA 02269-9101; www.nfpa.org; by telephone at (617) 770-3000 or 1-800-344-3555.
This rule does not incorporate any subsequent amendments or additions to the materials listed above.
(B) This rule does not prohibit facilities from complying with standards set forth in newer editions of the incorporated by reference material listed in subsection (2)(A) of this rule if approved by the department.
(C) The department shall have the right of inspection of any portion of a building in which a licensed facility is located unless the unlicensed portion is separated by two (2)-hour fire-resistant construction. I/II
(D) Facilities shall not use space under stairways to store combustible materials. I/II
(E) No section of the building shall present a fire hazard. I/II
(F) All facilities shall notify the department immediately after the emergency is addressed if there is a fire in the facility or premises and shall submit a complete written fire report to the department within seven (7) days of the fire, regardless of the size of the fire or the loss involved. II/III
(G) Following the discovery of any fire, the facility shall monitor the area and/or the source of the fire for a twenty-four (24)-hour period. This monitoring shall include, at a minimum, hourly visual checks of the area. These hourly visual checks shall be documented. I/II
(H) All electrical appliances shall be Underwriters’ Laboratories (UL) or Factory Mutual (FM)-approved, shall be maintained in good repair, and no appliances or electrical equipment shall be used which emit fumes or which could in any other way present a hazard to the residents. I/II
(3) All openings that could permit the passage of fire, smoke, or both, between floors shall be firestopped with a suitable noncombustible material. II/III
(4) Hazardous areas shall be separated by construction of at least one (1)-hour fire-resistant construction. Hazardous areas may be protected by an automatic sprinkler system in lieu of a one (1)-hour rated fire-resistant construction. When the sprinkler option is chosen, the areas shall be separated from other spaces by smoke-resistant partitions and doors. The doors shall be self-closing or automatic closing.

(5) The department prohibits the storage of any unnecessary combustible materials in any part of a building in which a licensed facility is located. No section of the building shall present a fire hazard.

(6) Oxygen storage shall be in accordance with NFPA 99, 1999 edition. Facilities shall use permanent racks or fasteners to prevent accidental damage or dislocation of oxygen cylinders. Safety caps shall remain intact except where a cylinder is in actual use or where the regulator has been attached and the cylinder is ready for use. Individual oxygen cylinders in use or with an attached regulator shall be supported by cylinder collars or by stable cylinder carts.

(7) Each nursing unit may maintain only one (1) emergency-use oxygen tank in a readily accessible unit area.

(8) Fire Extinguishers.
   (A) Fire extinguishers shall be provided at a minimum of one (1) per floor, so that there is no more than seventy-five feet (75’) travel distance from any point on that floor to an extinguisher.
   (B) All new or replacement portable fire extinguishers shall be ABC-rated extinguishers, in accordance with the provisions of NFPA 10, 1998 edition. A K-rated extinguisher or its equivalent shall be used in lieu of an ABC-rated extinguisher in the kitchen cooking areas.
   (C) Fire extinguishers shall have a rating of at least—
      1. Ten pounds (10 lbs.), ABC-rated or the equivalent, in or within fifteen feet (15’) of hazardous areas as defined in 19 CSR 30-83.010; and
      2. Five pounds (5 lbs.), ABC-rated or the equivalent, in other areas.
   (D) All fire extinguishers shall bear the label of the Underwriters’ Laboratories (UL) or the Factory Mutual (FM) Laboratories and shall be installed and maintained in accordance with NFPA 10, 1998 edition. This includes the documentation and dating of a monthly pressure check.

(9) Facilities shall provide every cooking range with a range hood and approved range hood extinguishing system installed, tested, and maintained in accordance with NFPA 96, 1998 edition. The range hood and its extinguishing system shall be certified at least twice annually in accordance with NFPA 96, 1998 edition.

(10) Complete Fire Alarm Systems.
   (A) Facilities shall have a complete fire alarm system installed in accordance with NFPA 101, Section 18.3.4, 2000 edition. The complete fire alarm system shall automatically transmit to the fire department, dispatching agency, or central monitoring company. The complete fire alarm system shall include visual signals and audible alarms that can be heard throughout the building and a activating devices and audible signals in accordance with NFPA 72, 1999 edition. At a minimum, the complete fire alarm system shall consist of manual pull stations at or near each attendant’s station and each required exit and smoke detectors interconnected to the complete fire alarm system. Specific minimum requirements relating to the interconnected smoke detectors are found in subsections (10)(I) and (10)(J) of this rule.
   (B) All facilities shall test and maintain the complete fire alarm system in accordance with NFPA 72, 1999 edition.
   (C) All facilities shall have inspections and written certifications of the complete fire alarm system completed by an approved qualified service representative in accordance with NFPA 72, 1999 edition, at least annually.
   (D) The complete fire alarm system shall be activated by all of the following: sprinkler system flow alarm, smoke detectors, heat detectors, manual pull stations, and activation of the range hood extinguishment system.
(E) Facilities shall test by activating the complete fire alarm system at least once a month. II/III
(F) Facilities shall maintain a record of the complete fire alarm system tests, inspections and certifications required by subsections (10)(B), (10)(C), and (10)(E) of this rule. III
(G) Upon discovery of a fault with the complete fire alarm system, the facility shall promptly correct the fault. I/II
(H) When a complete fire alarm system is to be out-of-service for more than four (4) hours in a twenty-four (24)-hour period, the facility shall immediately notify the department and the local fire authority and implement an approved fire watch in accordance with NFPA 101, 2000 edition, until the fire alarm system has returned to full service. I/II
(I) Facilities that have a sprinkler system in accordance with NFPA 13, 1999 edition, shall have smoke detectors interconnected to the complete fire alarm system in all corridors and spaces open to the corridor. Smoke detectors shall be no more than thirty feet (30’) apart with no point on the ceiling more than twenty-one feet (21’) from a smoke detector. I/II
(J) Facilities that do not have a sprinkler system in accordance with NFPA 13, 1999 edition, shall have smoke detectors interconnected to the complete fire alarm system in all accessible spaces within the facility as required by NFPA 72, 1999 edition. Smoke detectors shall be no more than thirty feet (30’) apart with no point on the ceiling more than twenty-one feet (21’) from a smoke detector. Smoke detectors shall not be installed in areas where environmental influences may cause nuisance alarms. Such areas include, but are not limited to, kitchens, laundries, bathrooms, mechanical air handling rooms, and attic spaces. In these areas, heat detectors interconnected to the complete fire alarm system shall be installed. Bathrooms not exceeding fifty-five (55) square feet and clothes closets, linen closets, and pantries not exceeding twenty-four (24) square feet are exempt from having any detection device if the wall and ceilings are surfaced with limited-combustible or noncombustible material as defined in NFPA 101, 2000 edition. Concealed spaces of noncombustible or limited-combustible construction are not required to have detection devices. These spaces may have limited access but cannot be occupied or used for storage. I/II
(11) Sprinkler System.
(A) All facilities shall have inspections and written certifications of the sprinkler system completed by an approved qualified service representative in accordance with NFPA 25, 1998 edition. The inspections shall be in accordance with the provisions of NFPA 25, 1998 edition, with certification at least annually by a qualified service representative. I/II
(B) All facilities licensed prior to August 28, 2007, that do not have a complete sprinkler system in accordance with NFPA 13 shall have until December 31, 2012, to comply with NFPA 13, 1999 edition. I/II Exceptions shall be granted to this requirement if the following conditions are met:
1. The water supply for an NFPA 13 sprinkler system is unavailable, and the department receives a statement in writing from a licensed engineer or a certified sprinkler representative documenting the unavailability of water; or
(C) Facilities that have sprinkler systems installed prior to August 28, 2007, shall inspect, maintain, and test these systems in accordance with NFPA 13, 1999 edition, and NFPA 25, 1998 edition. I/II
(D) Facilities licensed on or after August 28, 2007, and any facility performing major renovations to the facility, shall have a complete sprinkler system installed in accordance with NFPA 13, 1999 edition. I/II
(E) When a sprinkler system is to be out-of-service for more than four (4) hours in a twenty-four (24)-hour period, the facility shall immediately notify the department and the local fire authority and implement an approved fire watch in accordance with NFPA 101, 2000 edition, until the sprinkler system has returned to full service. I/II
(12) All facilities shall submit, by July 1, 2008, a plan for compliance to the state fire marshal showing how the facility meets the requirements of sections (10), (11), (28), and (29) of this rule. If the facility's plan for compliance does not meet the requirements of sections (10), (11), (28), and (29) of this rule, the facility shall provide the state fire marshal with a written plan to include, at a minimum, an explanation of how the requirements of sections (10), (11), (28), and (29) will be met, when they will be met, and contact information in the event the plan does not evidence compliance with these requirements. II

(A) To qualify for a sprinkler system exception, the facility shall present evidence to the state fire marshal in writing from a certified sprinkler system representative or licensed engineer that the facility is unable to install an approved National Fire Protection Association 13 system due to the unavailability of water supply requirements associated with this system or the facility meets the safety requirements of Chapter 33 of existing residential board and care occupancies of NFPA 101, Life Safety Code. II

(13) Each floor of an existing licensed facility shall have at least two (2) unobstructed exits remote from each other. One (1) of the required exits in an existing multi-story facility must be an outside stairway or an enclosed stair that is separated by one (1)-hour construction from each floor and has an exit leading directly outside at grade level. One (1) exit may lead to a lobby with exit facilities to the ground level outside instead of leading directly to the outside. The lobby shall have at least a one (1)-hour fire-rated separation from the remainder of the exiting floor. I/II

(14) If facilities have outside stairways, they shall be substantially constructed to support residents during evacuation. These stairways shall be protected or cleared of ice and snow. Fire escapes added to existing buildings, whether interior or exterior, shall have at least a minimum thirty-six-inch (36") width, eight-inch (8") maximum risers, a nine-inch (9") minimum tread, no winders, a maximum height between landings of twelve feet (12'), minimum landing dimensions of forty-four inches (44"), landings at each exit door, and handrails on both sides. Stairways shall be of sturdy construction using at least two-inch (2") lumber and shall be continuous to ground level. Exit(s) to fire escapes shall be at least thirty-six inches (36") wide, and the fire-escape door shall swing outward. All treads and risers shall be of the same height and width throughout the entire stairway, not including landings. II/III

(15) Facilities with three (3) or more floors shall comply with the provisions of Chapter 320, RSMo, which requires that outside stairways be constructed of iron or steel. II

(16) Door locks shall be of a type that can be opened from the inside by turning the knob or operating a simple device that will release the lock, or shall meet the requirements of Section 19.2 of NFPA 101, 2000 edition. Only one (1) lock will be permitted on any one (1) door. I/II

(17) All exit doors in existing licensed facilities shall be at least thirty inches (30") wide. II

(18) All exit doors in new facilities shall be at least forty-four inches (44") wide. II

(19) In all facilities, all exit doors and vestibule doors shall swing outward in the direction of exit travel. II

(20) In all existing licensed facilities, all horizontal exit doors in fire walls and all doors in smoke barrier partitions may swing in either direction. These doors normally may be open, but shall be automatically self-closing upon activation of the fire alarm system. They shall be capable of being manually released to self-closing action. II/III

(21) Facilities shall maintain corridors to be free of obstruction or equipment or supplies not in use. Doors to resident rooms shall not swing into the corridor. II/III

(22) Facilities shall place signs bearing the word EXIT in plain, legible block letters at each required exit, except at doors directly from rooms to exit corridors or passageways. II

(23) Wherever necessary, the facility shall place additional signs in corridors and passageways to indicate the exit's direction. Letters on these signs shall be at least six inches (6") high and principle strokes three-fourths inch (3/4") wide, except that the letters of internally illuminated exit signs may be not less than four inches (4") high. III
(24) Facilities shall maintain all exit and directional signs to be clearly legible and electrically illuminated at all times by acceptable means such as emergency lighting when lighting fails. II

(25) Facilities shall have emergency lighting of sufficient intensity to provide for the safety of residents and other people using any exit, stairway, and corridor. The lighting shall be supplied by an emergency service, an automatic emergency generator or battery lighting system. This emergency lighting system shall be equipped with an automatic transfer switch. In an existing licensed facility, battery lights, if used, shall be wet cell units or other rechargeable-type batteries that shall be UL-approved and capable of operating the light for at least one and one-half (1 ½) hours. Battery-operated emergency lighting shall be tested for at least thirty (30) seconds every thirty (30) days, and an annual function test shall be conducted for the full operational duration of one and one-half (1 ½) hours. Records of these tests shall be documented and maintained for review. II

(26) If existing licensed facilities have laundry chutes, dumbwaiter shafts, or other similar vertical shafts, they shall have a fire resistance rating of at least one (1) hour if serving three (3) or fewer stories. Enclosures serving four (4) or more stories shall have at least a two (2)-hour fire-rated enclosure. These chute or shaft doors shall be self-closing or shall have any other approved device that will guarantee separation between floors. II

(27) Existing licensed multistoried facilities shall provide a smoke separation barrier between the basement and the first floor and the floors of resident-use areas. At a minimum, this barrier shall consist of one-half inch (1/2") gypsum board, plaster, or equivalent. There shall be a one and three-fourths inch (1 3/4") thick solid-core wood door, or equivalent, at the top or bottom of the stairs. If the door is glazed, it shall be glazed with wired glass. II

(28) Each floor accessed by residents shall be divided into at least two (2) smoke sections with each section not exceeding one hundred fifty feet (150') in length or width. If the floor’s dimensions do not exceed seventy-five feet (75') in length or width, a division of the the floor into two (2) smoke sections will not be required. II

(29) Each smoke section shall be separated by one (1)-hour fire-rated walls that are continuous from outside wall-to-outside wall and from floor-to-floor or floor-to-roof deck. All doors in this wall shall be at least twenty (20)-minute fire rated or its equivalent, selfclosing, and may be held open only if the door closes automatically upon activation of the fire alarm system. II

(30) Existing licensed facilities shall have attached self-closing devices on all doors providing separation between floors. If the doors are to be held open, they shall have electromagnetic hold-open devices that are interconnected with either a smoke alarm or with other smoke-sensitive fire extinguishment or alarm systems in the building. II/III

(31) Smoking shall be permitted only in designated areas. Areas where smoking is permitted shall be directly supervised unless the resident has been assessed by the facility and determined capable of smoking unassisted. At least annually, the facility shall reassess those residents the facility has determined to be capable of smoking unsupervised and shall also reassess such resident when changes in his or her condition indicate the resident may no longer be capable of smoking without supervision. The facility shall document this assessment in the resident’s medical record. II

(32) Designated smoking areas shall have . The contents of ashtrays shall be disposed of properly in receptacles made of noncombustible material. II/III

(33) Fire Drills and Evacuation Plans.
(A) All facilities shall develop a written plan for fire drills and other emergencies and evacuation and shall request consultation and assistance annually from a local fire unit. If the consultation cannot be obtained, the facility shall inform the state fire marshal immediately in writing and request assistance in review of the plan. II/III
(B) The plan shall include, but is not limited to—
   1. A phased response ranging from relocation of residents within the facility to relocation to an area of refuge, if applicable, to total evacuation. This phased response part of the plan shall be consistent
with the direction of the local fire unit or state fire marshal and shall be appropriate for the fire or emergency;
2. Written instructions for evacuation of each floor including evacuation to areas of refuge, if applicable, and floor plan showing the location of exits, fire alarm pull stations, fire extinguishers, and any areas of refuge;
3. Evacuating residents, if necessary, from an area of refuge to a point of safety outside the building;
4. The location of any additional water sources on the property such as cisterns, wells, lagoons, ponds, or creeks;
5. Procedures for the safety and comfort of residents evacuated;
6. Staffing assignments;
7. Instructions for staff to call the fire department or other outside emergency services;
8. Instructions for staff to call alternative resource(s) for housing residents, if necessary;
9. Administrative staff responsibilities; and
10. Designation of a staff member to be responsible for accounting for all residents' whereabouts. II/III
(C) The written plan shall be accessible at all times and an evacuation diagram shall be posted on each floor in a conspicuous place so that employees and residents can become familiar with the plan and routes to safety. II/III
(D) A minimum of twelve (12) fire drills shall be conducted annually with at least one (1) every three (3) months on each shift. At least four (4) of the required fire drills must be unannounced to residents and staff, excluding staff who are assigned to evaluate staff and resident response to the fire drill. The fire drills shall include a simulated resident evacuation that involves the local fire department or emergency service at least once a year. II/III
(E) The fire alarm shall be activated during all fire drills unless the drill is conducted between 9 p.m. and 6 a.m., when a facilitygenerated predetermined message is acceptable in lieu of the audible and visual components of the fire alarm. II/III
(F) The facility shall keep a record of all fire drills including the simulated resident evacuation. The record shall include the time, date, personnel participating, length of time to complete the fire drill, and a narrative notation of any special problems. III
(34) Fire Safety Training Requirements.
(A) The facility shall ensure that fire safety training is provided to all employees:
1. During employee orientation;
2. At least every six (6) months; and
3. When training needs are identified as a result of fire drill evaluations. II/III
(B) The training shall include, but is not limited to, the following:
1. Prevention of fire ignition, detection of fire, and control of fire development;
2. Confinement of the effects of fire;
3. Procedures for moving residents to an area of refuge, if applicable;
4. Use of alarms;
5. Transmission of alarms to the fire department;
6. Response to alarms;
7. Isolation of fire;
8. Evacuation of the immediate area and building;
9. Preparation of floors and facility for evacuation; and
10. Use of the evacuation plan required by section (33) of this rule. II/III
(35) The use of wood- or gas-burning fireplaces will be permitted only if the fireplaces are built of firebrick or metal, enclosed by masonry, and have metal or tempered glass screens. The chimneys shall be of masonry construction with flue linings that have at least eight inches (8") of masonry separating the flue lining and the fireplace from any combustible material. All fireplaces shall be
installed, operated, and maintained in a safe manner. Fireplaces not in compliance with these requirements may be provided if they are for decorative purposes only or if they are equipped with decorative-type electric logs or other electric heaters which bear the UL label and are constructed of electrical components complying with and installed in compliance with the National Electrical Code, incorporated by reference in this rule. Fireplaces meeting standards set forth in NFPA 211, 2000 edition, are considered in compliance with this rule. II/III

(36) All electric or gas clothes dryers shall be vented to the outside and the lint trap cleaned regularly. II/III

(37) In existing licensed facilities, all wall and ceiling surfaces shall be smooth and free of highly-combustible materials. II/III

(38) All curtains in resident-use areas shall be rendered and maintained flame-resistant in accordance with NFPA 701, 1999 edition. II/III

(39) All new floor covering installed shall be Class I in nonsprinklered buildings and Class II in sprinklered buildings in accordance with NFPA 253, 2000 edition. II/III

(40) Trash and Rubbish Disposal Requirements.

(A) Only metal or UL- or Factory Mutual (FM)-approved wastebaskets shall be used for the collection of trash. II

(B) The facility shall maintain the exterior premises in a manner as to provide for fire safety. II

(C) Trash shall be removed from the premises as often as necessary to prevent fire hazards and public health nuisance. II

(D) No trash shall be burned within fifty feet (50') of any facility except in an approved incinerator. I/II

(E) Trash may be burned only in a masonry or metal container. The container shall be equipped with a metal cover with openings no larger than one-half inch (1/2") in size. II/III

(41) Minimum staffing for safety and protective oversight to residents shall be—

(A) In a fire-resistant or sprinklered building—

Time Personnel Residents
7 a.m. to 3 p.m. 1 3–10* (Day)
3 p.m. to 11 p.m. 1 3–15* (Evening)
11 p.m. to 7 a.m. 1 3–20* (Night)
*One (1) additional staff person for every fraction after that; I/II or
(B) In a nonfire-resistant, nonsprinklered building—

Time Personnel Residents
7 a.m. to 3 p.m. 1 3–10*(Day)
3 p.m. to 11 p.m. 1 3–15*(Evening)
11 p.m. to 7 a.m. 1 3–15*(Night)
*One (1) additional staff person for every fraction after that. I/II


19 CSR 30-85.032 Physical Plant Requirements for New and Existing Intermediate Care and Skilled Nursing Facilities

PURPOSE: This rule establishes the requirements necessary in new and existing intermediate care and skilled nursing facilities.

PUBLISHER'S NOTE: The secretary of state has determined that the publication of the entire text of the material which is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. This material as incorporated by reference in this rule shall be maintained by the agency at its headquarters and shall be made available to the public for inspection and copying at no more than the actual cost of reproduction. This note applies only to the reference material. The entire text of the rule is printed here.

AGENCY NOTE: All rules relating to long-term care facilities licensed by the Division of Aging are followed by a Roman Numeral notation which refers to the class (either class I, II or III) of standard as designated in section 198.085.1, RSMo.

(1) General Requirements.


(B) This rule does not prohibit facilities from complying with standards set forth in newer editions of the incorporated by reference material listed in subsection (1)(A) of this rule where approved by the Department of Health and Senior Services (the department).

(2) The building shall be substantially constructed and shall be maintained in good repair. New facilities shall comply with the requirements in accordance with the provisions found in 19 CSR 30-85.012. Existing licensed facilities shall meet and maintain the facility's physical plant in accordance with the construction standards in effect at the time of initial licensing, unless there is a specific rule governing the subject cited in this section or in 19 CSR 30-85.022, except that those facilities licensed between 1957 and 1965 shall not increase the capacity of any room or the total capacity of the facility without meeting new construction requirements. Existing licensed facilities with plans approved after April 8, 1972 and prior to January 1, 1999, shall comply as Existing Health Care Occupancies with NFPA 101, 2000 edition. Facilities whose physical plant requirement plans are approved on or after January 1, 1999, shall comply as New Health Care Occupancies with NFPA 101, 2000 edition. II/III

(3) In an existing facility licensed prior to July 1, 1965, the number of persons in any room or area used as sleeping quarters shall not exceed the proportion of one (1) adult for each sixty (60) square feet. In facilities licensed on or after July 1, 1965, adult resident rooms shall be a minimum of eighty (80) square feet per bed in multi-bed resident rooms and one hundred (100) square feet for private rooms. This square footage can include all useable floor spaces such as closets, entryways, and areas with moveable items or furniture that do not impact the safety or welfare of the resident, used for residents’ belongings or if related to their care. Only the area of a room with a ceiling height of at least seven feet (7’) can be included when calculating the square footage. II/III

(4) An existing facility licensed prior to July 1, 1965 shall not use a private room less than sixty (60) square feet in size as sleeping quarters for residents under seventeen (17) years of age. In multi-bed resident rooms, the following ratios shall apply: thirty (30) square feet per bed for beds four feet (4’) or less in length, forty (40) square feet per bed for beds four feet through five feet (4’–5’) in length and sixty (60) square feet per bed for beds over five feet (5’) in length. In facilities licensed on or after July 1, 1965, rooms shall be a minimum of thirty-five (35) square feet per bed for beds four feet (4’) or less in length; forty-five (45) square feet per bed for beds four feet through five feet
(4’–5’) in length; eighty (80) square feet per bed over five (5) square feet in length in multiple bedrooms; and one hundred (100) square feet for private rooms. II/III

(5) A facility may not house a resident in a room which has an outside grade of more than three feet (3’) above the floor level on the window side of the resident’s room for a distance of at least fifteen feet (15’) from the outside wall of the resident’s room. II/III

(6) Facilities initially licensed after July 1, 1965 shall have no more than four (4) beds per room. II/III

(7) The facility shall provide sleeping quarters, separate from resident bedrooms for the administrator or employees and their families who reside there. III

(8) A facility shall conspicuously and unmistakably identify each room or ward or resident-use area with a number or room name secure fastened to, or plainly painted on the entrance of the room or ward. III

(9) Each resident room shall have an outside window with an area equivalent to not less than ten percent (10%) of the required floor area. The facility shall maintain windows so that they may be readily opened and closed. II/III

(10) Facilities shall ensure that every window in resident-use areas has shades, curtains or drapes. III

(11) The facility shall make provisions for a room(s) which can be used for isolation of a resident(s) with communicable diseases. Facilities licensed after July 1, 1965 and prior to June 11, 1981 shall have at least two (2) private rooms with a toilet room equipped with toilet and handwashing sink. Rooms designated as isolation rooms may be occupied by residents provided there is a written agreement on file indicating the resident’s willingness to relocate without prior notice if the room is needed for isolation purposes. III

(12) Every facility shall provide a living room or community room for the sole use of residents. Sufficient chairs and tables shall be furnished. Under no circumstances may the living room be used as a bedroom. A living room must be well-lighted, ventilated, and easily accessible to residents. II

(13) Facilities shall ensure that gas-burning equipment and appliances are approved by the American Gas Association and installed in compliance with NFPA 54, 1999 edition. Where liquefied petroleum gas (LPG) is used, facilities shall comply with the rules of the Missouri Department of Agriculture and NFPA 58, 1999 edition. Facilities that were complying prior to the effective date of this rule with prior editions of the NFPA 54 and NFPA 58 referenced in this rule shall be permitted to continue to comply with the earlier editions, as long as there is not an imminent danger to the health, safety, or welfare of any resident or a substantial probability that death or serious physical harm would result as determined by department. Gas-fired water heaters shall be properly vented and all water heaters shall be equipped with a temperature and pressure relief valve. II

(14) Oxygen cylinders for medical use shall be labeled “Oxygen.” All facilities shall have oxygen systems, oxygen piping, outlets, manifold rooms, and storage rooms installed in accordance with the requirements of the NFPA 99, 1999 edition. I/II

(15) Facilities shall provide adequate storage areas for food, supplies, linen, equipment and residents’ personal possessions. II/III

(16) Toilet rooms shall be easily accessible, conveniently located, well-lighted and properly ventilated. Doors to toilet rooms which may be locked from the inside, shall be equipped with a special lock which may be opened from the outside. II/III

(17) Existing licensed facilities shall provide one (1) toilet for each ten (10) residents or fraction of ten. II/III

(18) The facility shall provide separate toilet facilities for each sex. Where urinals are provided for men, a facility shall provide one (1) toilet and urinal for each fifteen (15) males or fraction of fifteen. III

(19) Facilities shall provide grab bars on at least one (1) side of all toilets, in proper positions to facilitate bodily movement of residents. II
(20) Existing licensed facilities shall provide handwashing facilities consisting of a handwashing sink in each toilet room for each fifteen (15) residents or fraction of fifteen. The handwashing sink may be omitted from a toilet room which serves adjacent resident rooms if each room contains a handwashing sink. II/III

(21) The facility shall provide one (1) shower or tub for each fifteen (15) residents or fraction of fifteen. II/III

(22) Facilities shall have metal grab bars securely mounted for bathtubs, shower stalls and toilets. The facility shall also provide rubber or similar type nonskid mats or strips in tubs and showers to reduce or prevent slipping accidents and hazardous conditions. II

(23) Facilities shall provide fixed partitions or curtains in bathrooms and toilet areas to ensure privacy. III

(24) The facility shall ensure that plumbing fixtures that supply hot water and are accessible to the residents, shall be thermostatically controlled so the water temperature at the fixture does not exceed one hundred twenty degrees Fahrenheit (120°F) (49°C). The water shall be at a temperature range of one hundred five degrees Fahrenheit to one hundred twenty degrees Fahrenheit (105°F–120°F) (41°C–49°C). I/II

(25) Facilities shall provide adequate space and locations for the proper cleansing, disinfection, sterilization, and storage of nursing supplies and equipment. This area shall be specifically designated as a clean utility area. There shall be a separate area designated as a dirty utility area, and neither area shall be located in or open into a kitchen, dining room, or a bathroom. The facility shall have utility areas that are easily available to personnel and located conveniently for the nursing station staff. Utility areas shall be wellventilated and well-lighted. II/III

(26) The facility shall provide either a nursing station or a nurses’ work area on each floor of a multistory facility. This area shall have chart storage space on current residents. Facilities licensed or with plans approved on or after July 1, 1965, shall have a nurses’ station for every sixty (60) beds. Handwashing facilities at or near the nurses’ station shall be available for physicians, nurses and other personnel attending residents. II/III

(27) The facility shall be equipped with a call system that consists of an electrical intercommunication system, a wireless pager system, a buzzer system, or hand bells for each resident bed, toilet room, and bathroom. The call system shall be audible in the attendant’s work area and be in compliance with 19 CSR 30-85.012(124). II/III

(28) The heating of the building shall be restricted to steam, hot water, permanently installed electric heating devices or warm air systems employing either central heating plants with installation so as to safeguard the inherent fire hazard or outside wall heaters with approved installation. Portable heater use is prohibited. Facilities shall provide adequate guards to safeguard residents where potential burn hazards exist. I/II

(29) The facility shall heat all resident-accessible areas to ensure that the air temperature is not lower than sixty-eight degrees Fahrenheit (68°F). These areas shall be capable of being heated to not less than eighty degrees Fahrenheit (80°F). At all times the reasonable comfort needs of residents shall be met. I/II

(30) The facility shall cool resident-accessible areas when air temperatures exceed eighty-five degrees Fahrenheit (85°F). These areas shall be capable of being cooled to at least seventy-one degrees Fahrenheit (71°F). At all times the reasonable comfort needs of residents shall be met. I/II

(31) Electrical Wiring Requirements.

(A) Electrical wiring and equipment shall be installed and maintained in accordance with the NFPA 70, 1999 edition. Facilities that were complying prior to the effective date of this rule with prior editions of the NFPA 70 referenced in this rule shall be permitted to continue to comply with the earlier editions, as long as there is not an imminent danger to the health, safety, or welfare of any resident or a substantial probability that death or serious physical harm would result as determined by the department. II/III
(B) Every two (2) years, a qualified electrician will be required to certify in writing that the electrical system is being maintained and operated in accordance with the standards outlined by the NFPA 70, 1999 edition or the earlier NFPA 70 edition with which the facility was complying prior to the effective date of this rule. II/III

(32) Lighting in hallways, bathrooms, recreational, dining, and all resident-use areas shall be provided with a minimum intensity of ten (10) footcandles and shall be sufficient to meet the residents’ and staff needs. III

(33) Facilities shall use night-lights in hallways, resident rooms, toilet rooms or bathrooms and on stairways. II

(34) The facility shall ensure that a reading light is provided for each resident who desires to read. III

(35) To prevent direct glare to residents’ eyes, facilities shall ensure that lights in resident-use areas have a shade or dome. III

(36) If elevators are used, their installation and maintenance shall comply with all local and state codes and NFPA 70, 1999 edition. II

(37) If extension cords are used, they must be Underwriters Laboratories (UL)-approved or shall comply with other recognized electrical appliance approval standards and sized to carry the current required for the appliance used. Only one (1) appliance shall be connected to one (1) extension cord. Only two (2) appliances may be served by one (1) duplex receptacle. Extension cords shall not be placed under rugs, through doorways, or located where they are subject to physical damage. II/III

(38) The facility shall maintain furniture and equipment in good condition and shall replace it if broken, torn, heavily soiled or damaged. Rooms shall be designed and furnished so that the comfort and safety of the residents are provided for at all times. II/III

(39) Rooms shall be neat, orderly and cleaned daily. II/III

(40) The facility shall ensure that each resident shall be provided an individual bed, single or twin, in good repair of rigid type. Beds shall be at least thirty-six inches (36") wide. Double beds of satisfactory construction may be provided for married couples. Rollaway, metal cots or folding beds shall not be used. II/III

(41) A minimum of three feet (3’) shall be available between parallel beds. III

(42) Mattresses shall be clean, in good repair, sized to fit the bed and a minimum of four inches (4”) in thickness to provide comfort. II/III

(43) The facility shall ensure that each bed has at least one (1) clean comfortable pillow. Extra pillows shall be available to meet the needs of the residents. III

(44) Multi-bed resident rooms shall have screens or curtains, either portable or permanently affixed, available and used to provide privacy as needed or as requested. III

(45) Facilities shall provide each resident with an individual locker or other suitable space for storage of clothing and personal belongings. III

(46) The facility shall provide residents with an individual rack for towels and washcloths unless they are provided with clean washcloths or towels for use each time needed. III

(47) A comfortable chair shall be available for each resident’s use. III

(48) Only activities necessary to the administration of the facility shall be contained in any building used as a long-term care facility except as follows:

(A) Related activities may be conducted in buildings subject to prior written approval of these activities by the department. Examples of these activities are home health agencies, physician’s office, pharmacy, ambulance service, child day care, food service, and outpatient therapy for the elderly or disabled in the community;
37.106.302 MINIMUM STANDARDS OF CONSTRUCTION FOR A LICENSED HEALTH CARE FACILITY: ADDITION, ALTERATION, OR NEW CONSTRUCTION: GENERAL REQUIREMENTS
(1) Except as may otherwise be provided in (2) of this rule, a health care facility and the construction of, alteration, or addition to a facility shall comply with:
(a) all standards set forth in:
   (ii) the 1992 "American National Standards Institute A117.1".
(b) the water supply system requirements of ARM 37.111.115;
(c) the sewage system requirements of ARM 37.111.116.
(2) A personal care facility, chemical dependency treatment center, or a free-standing adult day care center:
(a) must meet all applicable building and fire codes and be approved by the officer having jurisdiction to determine if the building codes are met by the facility and by the state fire marshal or his designee;
(b) meet the water and sewer system requirements in (1)(b) and (c) above.
(3) A patient or resident may not be admitted, housed, treated, or cared for in an addition or altered area until inspected and approved, or in new construction until licensed.
(4) The department hereby adopts and incorporates by reference:
(a) The 2001 Guidelines for Design and Construction of Hospital and Health Care Facilities which set forth minimum construction and equipment requirements deemed necessary by the state department of public health and human services to ensure health care facilities can be efficiently maintained and operated to furnish adequate care.
(b) NFPA 101, "Life Safety Code 2000 edition", published by the national fire protection association, which sets forth construction and operation requirements designed to protect against fire hazards.
(c) ARM 37.111.115, which sets forth requirements for construction and maintenance of water supply systems, including supplies of ice.
(d) ARM 37.111.116, which sets forth requirements for construction and maintenance of sewage systems.
(f) Copies of the materials cited above are available at the Department of Public Health and Human Services, Quality Assurance Division, 2401 Colonial Drive, P.O. Box 202953, Helena, MT 59620-2953.
Rules 03 through 05 reserved
37.106.306 SUBMISSION OF PLANS AND SPECIFICATIONS: A NEW INSTITUTIONAL HEALTH SERVICE: ALTERATION OR ADDITION TO A HEALTH CARE FACILITY
(1) A person who contemplates construction of a new institutional health service and has been issued a certificate of need pursuant to Title 50, chapter 5, part 3, MCA, and ARM Title 37, chapter 106, subchapter 1 shall submit plans and specifications to the department for preliminary inspection and approval prior to commencing construction and shall comply with the following procedures.

(a) At least nine months prior to the time a person commences construction, he shall submit a program and schematic plans to the department. This is a maximum time limit. A person may submit a program and schematic plans as soon as he desires after he receives a certificate of need.

(i) The program must include the following:
(A) a narrative description of the rooms or spaces to be included in each department, explaining the functions or services to be provided in each, indicating the size, the number of personnel and the kind of equipment or furniture it will contain;
(B) for inpatient facilities, a schedule showing total number of beds and number of bedrooms.

(ii) The schematic plans must include the following:
(A) single line drawings of each floor which must show the relationship of the various departments or services to each other and the room arrangement in each department. The name of each room must be noted;
(B) the proposed roads and walks, service and entrance courts, and parking must be shown on the plot plan;
(C) total floor area and number of beds must be noted on the plans.

(b) At least three months prior to the time a person commences construction, he shall submit working drawings and specifications to the department. This is a maximum time limit. A person may submit working drawings and specifications as soon as he desires after the department has approved his program and schematic plans.

(i) The working drawings must be complete and adequate for bid, contract and construction purposes and must be prepared for each of the following branches of the work: architectural, structural, mechanical and electrical.

(A) Architectural drawings must include a plot plan showing all new topography, newly established levels and grades, any existing structures on the site, new buildings and structures, roadways, walks and the extent of the areas to be seeded. Any structures and improvements which are to be removed as part of the work must be shown. A print of the site survey drawing must be included with the working drawings. The architectural drawings must also include the following:
(I) plan of each basement, floor and roof;
(II) elevations of each facade;
(III) sections through building;
(IV) required scale and full-size details;
(V) schedule of doors and finishes;
(VI) location of all fixed equipment;
(VII) adequate details of any conveying system.

(B) Structural drawings must include plans for foundations, floors, roofs and all intermediate levels with sizes, sections and the relative location of the various structural members.

(C) Mechanical drawings must include plans for plumbing, heating, ventilation, air conditioning, and refrigeration.

(D) Electrical drawings must include the complete power and lighting layout of all electrical systems to be included in the construction and must include telephone layouts, nurse call system, fire alarm system and the emergency electrical system.

(c) Specifications must supplement the working drawings to fully describe types, sizes, capacities, workmanship, finishes and other characteristics of all materials and equipment.
(d) All plans and specifications must be certified by an engineer or architect licensed to practice in Montana and the certification must state that the plans and specifications are prepared in accordance with the requirements of this subchapter.

(2) A person who contemplates an alteration or addition to a health care facility which does not qualify as a new institutional health service shall submit plans to the department for preliminary inspection and approval prior to commencing construction and shall comply with the following procedures.

(a) A person who contemplates an addition to an existing health care facility shall comply with the requirements set forth in (1) of this rule.

(b) If an alteration to a health care facility is contemplated, a program and schematic plans shall be submitted to the department at least six months prior to commencing construction of the alteration. Within 30 days after this submittal, the department may request a person to comply with the requirements set forth in ARM 37.106.306(1)(b).

(c) The department’s approval of an alteration or addition shall terminate one year after issuance.

(37.106.320) MINIMUM STANDARDS FOR ALL HEALTH CARE FACILITIES: PHYSICAL PLANT AND EQUIPMENT MAINTENANCE

(1) Each facility shall have a written maintenance program describing the procedures that must be utilized by maintenance personnel to keep the building and equipment in repair and free from hazards.

(2) A health care facility shall provide housekeeping services on a daily basis.

(3) All electrical, mechanical, plumbing, fire protection, heating, and sewage disposal systems must be kept in operational condition.

(4) Floors must be covered with an easily cleanable covering; e.g., resilient flooring or ceramic tile. This covering must be cleaned daily.

(5) Carpets are prohibited in bathrooms, kitchens, laundries, or janitor closets.

(6) Walls and ceilings must be kept in good repair and be of a finish that can be easily cleaned.

(7) Every facility must be kept clean and free of odors. Deodorants may not be used for odor control in lieu of proper ventilation.

(8) The temperature of hot water supplied to handwashing and bathing facilities must not exceed 120°F.

(37.106.321) MINIMUM STANDARDS FOR ALL HEALTH CARE FACILITIES: ENVIRONMENTAL CONTROL

(1) A health care facility must be constructed and maintained so as to prevent entrance and harborage of rats, mice, insects, flies, or other vermin.

(2) Hand cleansing soap or detergent and individual towels must be available at each lavatory in the facility. A waste receptacle must be located near each lavatory.

(3) A health care facility shall develop and follow a written infection control surveillance program describing the procedures that must be utilized by the entire facility staff in the identification, investigation, and mitigation of infections acquired in the facility.

(4) Cleaners used in cleaning bathtubs, showers, lavatories, urinals, toilet bowls, toilet seats, and floors must contain fungicides or germicides with current EPA registration for that purpose.

(5) Cleaning devices used for lavatories, toilet bowls, showers, or bathtubs may not be used for other purposes. Those utensils used to clean toilets or urinals must not be allowed to contact other cleaning devices.
(6) Dry dust mops and dry dust cloths may not be used for dusting or other cleaning purposes. Treated mops, wet mops, treated cloths, moist cloths or other means approved by the department which will not spread soil from one place to another must be used for dusting and cleaning and must be stored separately from the cleaning devices described in (5) above.

(7) A minimum of 10 foot-candles of light must be available in all rooms and hallways, with the following exceptions:

(a) all reading lamps must have a capacity to provide a minimum of 30 foot-candles of light;
(b) all toilet and bathing areas must be provided with a minimum of 30 foot-candles of light;
(c) general lighting in food preparation areas must be a minimum of 50 foot-candles of light;
(d) hallways must be illuminated at all times by at least a minimum of five foot-candles of light at the floor.

(History: Sec. 50-5-103 and 50-5-404, MCA; IMP, Sec. 50-5-103, 50-5-204 and 50-5-404, MCA; NEW, 1980 MAR p. 1587, Eff. 6/13/80; AMD, 1984 MAR p. 973, Eff. 6/29/84; TRANS, from DHES, 2002 MAR p. 185.)

37.106.322 MINIMUM STANDARDS FOR ALL HEALTH CARE FACILITIES: DISASTER PLAN

(1) A health care facility shall develop a disaster plan in conjunction with other emergency services in the community which must include a procedure that will be followed in the event of a natural or man-caused disaster.

(2) A health care facility shall conduct a drill of such procedure at least once a year. After a drill, a health care facility shall prepare and retain on file a written report including, but not limited to, the following:

(a) date and time of the drill;
(b) the names of staff involved in the drill;
(c) the names of other health care facilities, if any, which were involved in the drill;
(d) the names of other persons involved in the drill;
(e) a description of all phases of the drill procedure and suggestions for improvement; and
(f) the signature of the person conducting the drill.

(History: Sec. 50-5-103 and 50-5-404, MCA; IMP, Sec. 50-5-103, 50-5-204 and 50-5-404, MCA; NEW, 1980 MAR p. 1587, Eff. 6/13/80; RANS, from DHES, 2002 MAR p. 185.)

Rules 23 through 29 reserved

37.106.330 MINIMUM STANDARDS FOR ALL HEALTH CARE FACILITIES: WRITTEN POLICY AND PROCEDURE

(1) A written policy and procedure for all services provided in a health care facility must be available to and followed by all personnel.

(History: Sec. 50-5-103 and 50-5-404, MCA; IMP, Sec. 50-5-103, 50-5-204 and 50-5-404, MCA; NEW, 1980 MAR p. 1587, Eff. 6/13/80; TRANS, from DHES, 2002 MAR p. 185.)

37.106.331 MINIMUM STANDARDS FOR ALL HEALTH CARE FACILITIES: LAUNDRY AND BEDDING

(1) If a health care facility processes its laundry on the facility site, it must:

(a) set aside and utilize a room solely for laundry purposes;
(b) equip the laundry room with a mechanical washer and dryer (or additional machines if necessary to handle the laundry load), handwashing facilities, mechanical ventilation to the outside, a fresh air supply, and a hot water supply system which supplies the washer with water of at least 160°F (71°C) during each use;
(c) sort and store soiled laundry in an area separate from that used to sort and store clean laundry;
(d) provide well maintained carts or other containers impervious to moisture to moisture to transport laundry, keeping those used for soiled laundry separate from those used for clean laundry;
(e) dry all bed linen, towels, and washcloths in the dryer, or, in the case of bed linen, by use of a flatwork ironer;
(f) protect clean laundry from contamination;
(g) ensure that facility staff handling laundry cover their clothes while working with soiled laundry, use separate clean covering for their clothes while handling clean laundry, and wash their hands both after working with soiled laundry and before they handle clean laundry.

(2) If laundry is cleaned off site, the health care facility must utilize a commercial laundry (not self-service) which satisfies the requirements stated in (1)(a) through (g) above.

(3) A health care facility with beds must:
(a) keep each resident bed dressed in clean bed linen in good condition;
(b) keep a supply of clean bed linen on hand sufficient to change beds often enough to keep them clean, dry, and free from odors;
(c) supply each resident at all times with clean towels and washcloths;
(d) provide each resident bed with a moisture-proof mattress or a moisture-proof mattress cover and mattress pad;
(e) provide each resident with enough blankets to maintain warmth while sleeping.

(History: Sec. 50-5-103 and 50-5-404, MCA; IMP, Sec. 50-5-103, 50-5-204 and 50-5-404, MCA; NEW, 1984 MAR p. 973, Eff. 6/29/84; TRANS, from DHES, 2002 MAR p.185.)

37.106.2505 RETIREMENT HOMES: FIRE AND BUILDING CODES APPROVAL

(1) The construction of or alteration, addition, or renovation to a retirement home must:
(a) meet all applicable local and state building and fire codes;
(b) be approved in writing by the building authority; and
(c) be approved in writing by the fire authority.

(2) A retirement home must be inspected and certified on an annual basis for compliance with the local and state fire codes by the fire authority. A retirement home must maintain a record of such inspection and certification for at least one year following the date of the inspection.

(History: Sec. 50-5-103, MCA; IMP, Sec. 50-5-103 and 50-5-214, MCA; NEW, 1996 MAR p. 1867, Eff. 7/4/96; TRANS, from DHES, 2002 MAR p. 185.)

37.106.2506 RETIREMENT HOMES: SWIMMING POOLS AND SPAS

(1) The construction and operation of any swimming area, swimming pool, hot springs pool, or spa which serves a retirement home must comply with the licensing procedures and requirements of Title 50, chapter 53, MCA, and ARM Title 37, chapter 111, subchapters 10 and 11.

(History: Sec. 50-5-103, MCA; IMP, Sec. 50-5-103 and 50-5-214, MCA; NEW, 1996 MAR p. 1867, Eff. 7/4/96; TRANS, from DHES, 2002 MAR p. 185.)

Rules 07 through 09 reserved

37.106.2510 RETIREMENT HOMES: PHYSICAL REQUIREMENTS

(1) A retirement home must comply with the local and state building code and fire code.

(2) A retirement home must comply with the following physical requirements:
(a) There must be adequate and convenient janitorial facilities including a sink and storage area for equipment and chemicals.
(b) Floors and walls in toilet and bathing rooms, laundries, janitorial closets, and other rooms subject to large amounts of moisture, must be smooth and non-absorbent.
(c) The floor mounted and wall mounted furnishings must be easily moveable to allow for cleaning or mounted in such a manner as to allow for cleaning around and under such furnishings.
(d) Bathing facilities must be equipped with:
   (i) anti-slip surfaces; and
   (ii) handicapped grab bars, capable of supporting a concentrated load of 250 pounds.
(3) Each bedroom in a retirement home must include:
(a) floor to ceiling walls;
(b) one door which can be closed to allow privacy for residents;
(c) at least one operable window; and
(d) access to a toilet room without entering through another resident's room.
(4) If a retirement home elects to provide furnishings as part of its services, the retirement home must provide in each bedroom an adequate closet or wardrobe, bureau or dresser or its equivalent, and at least one arm chair, for every two residents.

(5) Traffic to and from any room shall not be through a resident’s bedroom.

(6) No occupied room shall have as its means of access a trap door, ladder, or folding stairs.

(7) No required path of travel to the outside shall be through rooms that are subject to locking or otherwise controlled by a person other than the person seeking to escape.

(8) No more than four residents may reside in a single bedroom.

(9) Exclusive of toilet rooms, closets, lockers, wardrobes, alcoves, or vestibules, each single bedroom must contain at least 100 square feet, and each multi-bedroom must contain at least 80 square feet per bed.

(10) With respect to any conditions in existence prior to July 4, 1996, any requirement of ARM 37.106.2510 may be waived at the discretion of the department if:
(a) physical limitations of the retirement home would require disproportionate expense or effort to comply with a requirement, with little or no increase in the level of safety to the residents and staff; or
(b) compliance with a requirement would involve unreasonable hardship or unnecessary inconvenience, with little or no increase in the level of safety to the residents and staff.

(11) With respect to any conditions in existence prior to July 4, 1996, the specific requirements of ARM 37.106.2510 may be modified by the department to allow alternative arrangements that will provide the same level of safety to the residents and staff, but in no case shall the modification afford less safety than that which, in the discretion of the department, would be provided by compliance with the corresponding requirement in ARM 37.106.2510.

37.106.2511 RETIREMENT HOMES: ENVIRONMENTAL CONTROL

(1) Hand cleansing soap or detergent and individual towels must be available at each sink in food preparation areas and commonly shared areas of the facility. Towels for common use are not permitted.

(2) A waste receptacle must be located near each sink.

(3) A minimum of 10 foot-candles of light must be available in all rooms, with the following exceptions:
(a) All reading lamps must have a capacity to provide a minimum of 30 foot-candles of light;
(b) All toilet and bathing areas must be provided with a minimum of 30 foot-candles of light;
(c) General lighting in food preparation areas must be a minimum of 30 foot-candles of light; and
(d) Hallways must be illuminated at all times by at least a minimum of five foot-candles of light at the floor.

37.106.2512 RETIREMENT HOMES: WATER SUPPLY SYSTEM

(1) The department hereby adopts and incorporates by reference ARM 17.38.207, stating maximum microbiological contaminant levels for public water supply systems, and the following circulars establishing construction, operation, and maintenance standards for spring, surface water, wells and cisterns:
(a) Circular WQB-1 entitled "Montana Department of Health and Environmental Sciences Standards for Water Works" (1992 Edition);
(b) Circular WQB-3 entitled "Montana Department of Health and Environmental Sciences Standards for Small Water Systems" (1992 Edition);
(c) Circular #17 entitled "Cisterns for Water Supplies." Copies of ARM 17.38.207 and circulars WQB-1, WQB-3 and #17 may be obtained from the Water Quality Bureau (WQB), Department of Environmental Quality (DEQ), Metcalf Building, 1520 East 6th Avenue, P.O. Box 200901, Helena, MT 59620-0901.

(2) A retirement home must provide an adequate and potable supply of water. The retirement home must:
(a) connect to a public water supply system approved by the department of environmental quality; or
(b) if the retirement home is not utilized by more than 25 persons daily at least 60 days out of the calendar year, including guests, staff, and residents, and an adequate public water supply system is not accessible, utilize a nonpublic system whose construction and operation meet those standards established in one of the following circulars:
   (i) Circular WQB-1 entitled "Montana Department of Health and Environmental Sciences Standards for Water Works" (1992 Edition);
   (ii) Circular WQB-3 entitled "Montana Department of Health and Environmental Sciences Standards for Small Water Systems" (1992 Edition);
   (iii) Circular #17 entitled "Cisterns for Water Supplies."
(3) If a nonpublic water supply system is used in accordance with (2)(b), a retirement home must:
   (a) submit a water sample at least quarterly to a laboratory licensed by the department of environmental quality to perform microbiological analysis of water supplies in order to determine that the water does not exceed the maximum microbiological contaminant levels stated in ARM 17.38.207.
   (4) A retirement home must replace or repair the water supply system serving it whenever the water supply:
      (a) contains microbiological contaminants in excess of the maximum levels contained in ARM 17.38.207; or
      (b) does not have the capacity to provide adequate water for drinking, cooking, personal hygiene, laundry, and watercarried waste disposal.
   (5) Handsinks and bathing facilities must be provided with water at a temperature of at least 100°F and not more than 120°F.
   (6) Ice must be:
      (a) obtained from a licensed supplier if it is not made from the retirement home’s water supply;
      (b) manufactured, stored, handled, transported and served in a manner which is approved by the department or local health authority as preventing contamination of the ice.
   (7) Where open bin ice storage is provided, an ice scoop must be readily available for use by residents or the management and stored either inside the bin or in a closed container protected from contamination.
   (8) Ice storage bins may not be connected directly to any trap, drain, receptacle sink or sewer which discharges waste or to any other source of contamination. A minimum of a four inches air gap is required between the ice storage bin drain and any waste discharge.
   (History: Sec. 50-5-103, MCA; IMP, Sec. 50-5-103 and 50-5-214, MCA; NEW, 1996 MAR p. 1867, Eff. 7/4/96; TRANS, from DHES, 2002 MAR p. 185.)
37.106.2513 RETIREMENT HOMES: SEWAGE SYSTEM
(1) The department hereby adopts and incorporates by reference ARM Title 17, chapter 36, subchapter 9, on site subsurface wastewater treatment systems. A copy of ARM Title 17, chapter 36, subchapter 9 may be obtained from the Department of Environmental Quality, Permitting and Compliance Division, 1520 East 6th Avenue, P.O. Box 200901, Helena, MT 59620-0901.
(2) In order to ensure sewage is safely and completely disposed of, a retirement home must:
   (a) connect to a public water supply system approved by the department of environmental quality; or
   (b) if the retirement home is not utilized by more than 25 persons daily at least 60 days out of the calendar year, including guests, staff, and residents, and an adequate public sewage system is not available, utilize a nonpublic system whose construction and operation standards in ARM Title 17, chapter 36, subchapter 9;
   (c) replace or repair a failed system as defined by ARM 17.36.903(6).
37.106.2514 RETIREMENT HOMES: SOLID WASTE

(1) In order to ensure that solid waste is safely stored and disposed of, a retirement home must:
   (a) store all solid waste between collections in containers which have lids and are corrosion resistant, flytight, watertight, and rodent proof;
   (b) utilize exterior collection stands for the storage containers, which prevent them from being tipped, protect them from deterioration, and allow easy cleaning below and around them;
   (c) clean all solid waste containers frequently; and
   (d) transport or utilize a private or municipal hauler to transport the solid waste at least weekly to an approved landfill site in a covered vehicle or in covered containers.

37.106.2520 RETIREMENT HOMES: LAUNDRY FACILITIES

(1) Laundry facilities utilized by a retirement home for laundering of its soiled laundry, including but not limited to bed linen, towels and washcloths, must be provided with:
   (a) a mechanical washer and hot air tumble dryer. Manual washing and line drying of bed linen, towels and washcloths is prohibited. Dryers must be properly vented to prevent maintenance problems;
   (b) a hot water supply system capable of supplying water at a temperature of 54°C (130°F) to the washer during all periods of use, or if a temperature of 54°C (130°F) cannot be attained or maintained, manufacturer documentation showing the cleansing products effectiveness at lower water temperatures by exponentially increasing the time laundry is exposed to the product;
   (c) a separate area for sorting and storing soiled laundry and folding and storing clean laundry;
   (d) separate carts for transporting soiled and cleaned laundry; and
   (e) hand washing facilities including a sink, soap, and disposable towels. A soak sink may double as a handwashing sink.

   (2) Sheets, pillow covers, towels and washcloths must be dried in a hot air tumble dryer or ironed at a minimum temperature of 150°C (300°F).

   (3) Facility staff handling laundry must cover their clothes while working with soiled laundry, use separate clean covering for their clothes while handling clean laundry, and wash their hands both after working with soiled laundry and before they handle clean laundry.

   (4) The provisions of ARM 37.106.2520 do not apply to laundry facilities provided by the retirement home for the personal use of its residents.

37.106.2521 RETIREMENT HOMES: HOUSEKEEPING AND MAINTENANCE

(1) A retirement home must provide maintenance services. With respect to the provision of maintenance services, and housekeeping services, where a retirement home elects to provide those services to individual residents within their rooms, the retirement home must ensure that:
   (a) each janitor room is clean, ventilated and free from odors;
   (b) mop heads, when used, are changed frequently using laundered replacements;
   (c) toilets, bathtubs, lavatories, and showers are not used for washing and rinsing of mops, brooms, brushes, or any other cleaning devices;
   (d) the transporting, handling and storage of clean bedding, where provided by the retirement home, is performed in such a manner as to preclude contamination by soiled bedding or from other sources;
   (e) any cleaner used in cleaning bathtubs, showers, lavatories, urinals, toilet bowls, toilet seats, and floors contains fungicides or germicides;
(f) deodorizers and odor-masking agents are not used unless the room in which the agent is used is clean to sight and touch;
(g) cleaning devices used for lavatories, showers and bathtubs are not used for any other purpose;
(h) dry dust mops and dry dust cloths are not used for cleaning purposes. Dusting and cleaning must be accomplished using treated mops, wet mops, treated cloths, or moist cloths to prevent the spread of soil from one place to another;
(i) the retirement home is free of insects, rodents and other vermin;
(j) all bedding, towels, and wash cloths, where provided by the retirement home, are clean and in good repair. Bedding, towels, and wash cloths, where provided by the retirement home, must be made available to each resident on a daily or weekly basis;
(k) all furnishings, where provided by the retirement home, fixtures, floors, walls, and ceilings are clean and in good repair;
(l) cleaning compounds and pesticides are stored, used, and disposed of in accordance with the manufacturer’s instructions;
(m) glasses, pitchers, ice buckets, and other utensils used for food or drink and provided in units for use by residents are not washed or sanitized in any lavatory or janitor sink. Approved facilities for washing, rinsing, and sanitizing glasses, pitchers, ice buckets, and other utensils must be provided by the retirement home. In the absence of approved washing facilities, single service utensils must be used; and
(n) all utensils used for food or drink and provided in units for use by residents are stored, handled, and dispensed in a manner which precludes contamination of the utensil prior to use by a resident.

(History: Sec. 50-5-103, MCA; IMP, Sec. 50-5-103 and 50-5-214, MCA; NEW, 1996 MAR p. 1867, Eff. 7/4/96; TRANS, from DHES, 2002 MAR p. 185.)

37.106.2522 RETIREMENT HOMES: FOOD SERVICE REQUIREMENTS
(1) The department hereby adopts and incorporates by reference ARM Title 37, chapter 110, subchapter 2 which sets sanitation and food handling standards for food service establishments. A copy of ARM Title 37, chapter 110, subchapter 2 may be obtained from the Department of Public and Human Services, Health Policy Services Division, Communicable Disease Control and Prevention Bureau, 1400 Broadway, P.O. Box 202951, Helena, MT 59620-2951.
(2) Where a food service is operated as an integral part of a retirement home, compliance with ARM Title 37, chapter 110, subchapter 2, is required.
(3) If the food service is available only to residents and staff of the retirement home, licensure as a food service establishment is not required, but compliance with ARM Title 37, chapter 110, subchapter 2, is required.

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16. For new construction, construction plans completed in accordance with the Engineers and Architects Regulation Act, Neb. Rev. Stat. §§ 81-3401 to 81-3455. Construction plans and description must include the following:
a. Project name; description of the project with quantity and floor area information on bed, care, treatment, bathing, toileting, dining, and activity locations, building systems, and medical equipment; street address; and contact person;
b. Site plan, floor plans, elevations, wall and building sections, construction details, plumbing and electrical diagrams, and construction component schedules;
c. Complete list of names, titles, and telephone numbers of other authorities reviewing or inspecting the construction;
d. Upon Department request, any additional information that may be required for review, such as structural and mechanical calculations, electrical system calculations, and product and equipment information; and
e. Certification, if any, from a licensed architect or engineer that the construction plan and any revisions thereof meet the requirements of 175 NAC 12-007;
17. Planned occupancy date;
18. Copies of zoning approval from the relevant jurisdiction;
19. Occupancy certificates issued by the State Fire Marshal or delegated authority;
20. Required licensure fee specified in 175 NAC 12-004.10; and
21. If applicable, the disclosure information required by the Alzheimer’s Special Care Disclosure Act, Neb. Rev. Stat. §§ 71-516.01 to 71-516.04. The following information must be submitted:
a. The Alzheimer’s special care unit’s written statement of its overall philosophy and mission which reflects the needs of residents afflicted with Alzheimer’s disease, dementia, or a related disorder;
b. The process and criteria for placement in, transfer to, or discharge from the unit;
c. The process used for assessment and establishment of the plan of care and its implementation, including the method by which the plan of care evolves and is responsible to changes in condition;
d. Staff training and continuing education practices;
e. The physical environment and design features appropriate to support the functioning of cognitively impaired adult residents;
f. The frequency and types of resident activities;
g. The involvement of families and the availability of family support programs; and
h. The costs of care and any additional fees.

12-003.01C Department Responsibilities: The Department will:
1. Review the application for completeness;
2. Provide notification to the applicant of any information needed to complete the application;
3. Confirm, either by Department review or by accepting certification from an architect or engineer, that the schematic plans and, if new construction, the construction plans meet the standards of 175 NAC 12-007;
4. Upon receipt of the requested information, conduct an on-site inspection in accordance with 175 NAC 12-005; and
5. Issue or deny a license based on the results of the initial inspection.

12-007 PHYSICAL PLANT STANDARDS: The facility must be designed, constructed and maintained in a manner that is safe, clean, and functional for the type of care and treatment to be provided. The physical plant standards for facilities, which include support services, care and treatment areas, construction standards, building systems and waivers, are set forth below.

12-007.01 Support Areas: The facility may share the following support service areas among the detached structures, care and treatment suites, and with other licensed facilities:

12-007.01A Dietary: If food preparation is provided on site, the facility must dedicate space and equipment for the preparation of meals. Food service physical environment and equipment must comply with the Food Code, except when used only for training or activity purposes.

12-007.01B Laundry: The facility must provide laundry services. Such service may be provided by contract or on-site by the facility.

12-007.01B1 Contract: If contractual services are used, the facility must have areas for soiled linen awaiting pickup and separate areas for storage and distribution of clean linen.

12-007.01B2 On-Site: If on-site services are provided, the facility must have areas dedicated to laundry.

12-007.01B2a If the facility provides personal laundry areas, the areas must be equipped with a washer and dryer for use by residents. In new construction, the facility must provide a conveniently located sink for soaking and hand washing of laundry.
When the facility launders items for more than one resident together, the bulk laundry area must be divided into separate soiled (sort and washer areas) and clean (drying, folding, and mending areas) rooms. In new construction and new facilities, a separate soaking and hand washing sink and housekeeping room must be provided in the laundry area.

Separate clean linen supply storage areas must be conveniently located in each care and treatment location.

Waste Processing: The facility must provide areas to collect, contain, process, and dispose of medical and general waste produced within the facility in such a manner as to prevent the attraction of rodents, flies, and all other insects and vermin, and to minimize the transmission of infectious diseases.

Housekeeping Room: The facility must have a room with a service sink and space for storage of supplies and housekeeping equipment.

Care and Treatment Areas: The facility must provide a physical environment that facilitates and supports the safety and dignity of residents and accommodates the needs of the resident population.

Care and treatment areas must contain a control point, medication station, and clean storage/utility room. The facility must not share these areas among detached structures.

Control Point: The facility must provide an area(s) for charting and resident records, space for storage of emergency equipment and supplies, and call and alarm annunciation systems.

Medication Station: The facility must provide a medication station for storage and distribution of drugs and routine medications. Distribution may be done from a medicine preparation room or unit, from a self-contained medicine-dispensing unit, or by another system. If used, a medicine preparation room or unit must be under visual control of nursing staff and must contain a work counter, sink, refrigerator, and double-locked storage for controlled substances.

Clean Storage/Utility Room: The facility must have separate areas for soiled and clean materials. The area for soiled materials must contain a fixture for disposing waste and a handwashing sink.

Equipment and Supplies: The facility must have services and space to distribute, maintain, clean and sanitize durable medical instruments, equipment, and supplies required for the care and treatment performed in the facility.

Durable Medical Equipment: The facility must ensure that durable medical equipment is tested and calibrated in accordance with the manufacturer’s recommendations.

Equipment Storage: The facility must have space to store equipment, stretchers, wheelchairs, supplies, and linen out of the path of normal traffic.

Rehabilitative: If the facility provides rehabilitative services, the facility must have at least one treatment room or cubicle, an area for specialized treatment and care, handwashing sink(s), storage for equipment and supplies, a call system, and areas to allow for resident toileting, dressing, and consultation.

Psychiatric or Mental Health: If the facility provides a specialized area or unit designated for psychiatric or mental health services, the facility must provide space and equipment that allows for resident and staff safety. The area must provide at least separate quiet and noisy activity areas, dining areas, private and group areas for specialized treatment and care, handwashing sink(s), storage for equipment and supplies, and security systems. In rooms where care and treatment is provided to abusive or suicidal residents, the rooms must have:
1. Tamper-resistant air distribution devices, lighting fixtures, sprinkler heads, and safety devices;
2. Ventilation, exhaust, heating and cooling components that are inaccessible to residents;
3. Bedroom, toilet, and bathing room doors that are not lockable or capable of being obstructed from within; and
4. Electrical outlets protected by ground fault interrupting devices.
12-007.02E Alzheimer’s, Dementia, and Related Conditions: If a facility provides a specialized area/unit for Alzheimer’s, dementia, and related conditions, the area must have personalized resident bedrooms, activity areas, separate dining areas, features that support resident orientation to their surroundings, handwashing sinks, and call and security systems.

12-007.02F Outpatient Areas: Areas of the facility designated for the care and treatment of residents not residing in the facility must comply with the following standards:
1. Areas must not interfere with residents currently residing in the facility;
2. Furniture and equipment must meet care and treatment needs;
3. Toilets must be easily accessible from all program areas; and
4. Sufficient inside and outside space that accommodates the full range of program activities and services.

12-007.03 Construction Standards: The facility must be designed, constructed, and maintained in a manner that is safe, clean, and functional for the type of care and treatment to be provided. The standards are set forth below.

12-007.03A Codes and Guidelines
12-007.03A1 New construction must comply with the following codes and guidelines to provide a safe and accessible environment that is conducive to the care and treatment to be provided:
6. Accessibility: Nebraska Accessibility Requirements, State Fire Marshal Regulations, 156 NAC 1 to 12;
7. Guidelines for Design and Construction of Hospitals and Health Care Facilities, Chapter 8, 2001 edition, published by the American Institute of Architects; and

12-007.03A2 The facility must comply with the following applicable codes and standards to provide a safe environment:
1. Fire Codes: Nebraska State Fire Code Regulations, State Fire Marshal, 153 NAC 1; and
2. The Food Code, Neb. Rev. Stat. § 81-2,244.01, as published by the Nebraska Department of Agriculture, except for compliance and enforcement provisions.

12-007.03A3 Existing and new facilities must comply with the physical plant standards contained in 175 NAC 12-007. The facility must maintain all building materials and structural components so that total loads imposed do not stress materials and components more than one and one-half times the working stresses allowed in the building code for new buildings of similar structure, purpose, or location.

12-007.03B Conflicts in Standards: In situations where the referenced codes and guidelines conflict with 175 NAC 12, the adopted rules and regulations of the Department and the Nebraska State Fire Marshal will prevail.

12-007.03C Interpretations: All dimension, sizes, and quantities noted herein must be determined by rounding fractions to the nearest whole number.

12-007.03D Floor Area: Floor area is the space with ceilings at least seven feet in height and excludes enclosed storage, toilets and bathing rooms, corridors, and halls. The space beyond the first two feet of vestibules and alcoves less than five feet in width is not included in the required floor area. In rooms with sloped ceilings, at least half of the ceiling must be at least seven feet in height. Areas less than five feet in height are not included in the required floor area.
12-007.03E Dining Areas: Dining areas must have an outside wall with windows for natural light and ventilation. Dining areas must:
1. Be furnished with tables and chairs that accommodate or conform to resident needs;
2. Have a floor area of 15 square feet per resident in existing facilities and 20 square feet per resident in new construction;
3. Allow for group dining at the same time in either separate dining areas or a single dining area, dining in two shifts, or dining during open dining hours; and
4. Not be used for sleeping, offices, or corridors.
12-007.03F Activity Areas: The facility must have space for resident socialization and leisure time activities. Activity areas must:
1. Have an outside wall with windows for natural light and ventilation;
2. Have furnishings to accommodate group and individual activities;
3. Have a floor area of at least 15 square feet per resident residing in bedrooms and may be combined with dining areas;
4. Not be used for sleeping, offices, or corridors; and
5. Be available to all residents.
12-007.03G Bathing Rooms: The facility must provide a bathing room consisting of a tub and/or shower adjacent to each bedroom, or a central bathing room on each sleeping floor. Tubs and showers, regardless of location, must be equipped with hand grips or other assistive devices as needed or desired by the resident.
12-007.03G1 In new construction where a central bathing room is provided, the room must open off the corridor and contain a toilet and sink or have an adjoining toilet room.
12-007.03G2 The facility must have one bathing fixture per 30 licensed beds.
12-007.03H Toilet Rooms: The facility must provide at least one room with a toilet and sink for resident use.
12-007.03H1 Existing facilities must have a toilet and sink adjoining each bedroom or shared toilet facilities may be provided as follows:
1. One toilet and sink per eight licensed beds in existing facilities; and
2. One toilet and sink per four licensed beds in new facilities and new construction.
12-007.03H2 New construction must have a toilet room provided adjoining each resident bedroom or in each apartment or dwelling.
12-007.03I Resident Room Requirements: The facility must provide bedrooms which allow for sleeping, afford privacy, provide access to furniture and belongings, and accommodate the care and treatment provided to the resident. All bedrooms must:
1. Not be located in any garage, storage area, shed, or similar detached building;
2. Be a single room located within an apartment, dwelling, or dormitory-like structure;
3. Not be accessed through a bathroom, food preparation area, laundry, or another bedroom;
4. Be located on an outside wall with an operable window with a minimum glass size of eight square feet per resident. The window must provide an unobstructed view of at least ten feet;
5. Contain at least 45 cubic feet of enclosed storage volume per resident in dressers, closets or wardrobes;
6. Be located within 150 feet of a control point if nursing services are provided in the room; and
7. Allow for an accessible arrangement of furniture providing a minimum of three feet between the heads of the beds in multiple bedrooms.
12-007.03I1 Existing or New Facility Floor Areas: Resident rooms in existing and new facilities must have at least the following floor areas:
1. Single bedrooms: 100 square feet;
2. Multiple bedrooms: 80 square feet with a maximum of 4 beds; and
3. Apartments or dwellings: 110 square feet for one resident plus 100 square feet for each additional resident.
12-007.03I2 New Construction Floor Areas: Resident rooms in new construction must have at least the following floor areas:
1. Single bedrooms: 120 square feet;
2. Multiple bedrooms: 100 square feet per bed with a maximum of 2 beds; and
3. Apartments or dwellings: 120 square feet for one resident plus 110 square feet for each additional resident.

12-007.03J Isolation Rooms: The number and type of isolation rooms in the facility must be based upon infection control risk assessment of the facility.
12-007.03J1 The facility must make provisions for isolating residents with infectious diseases.
12-007.03J2 In new construction, if the facility provides a designated isolation room, the isolation room must be equipped with handwashing and gown changing facilities at the entrance of the room.

12-007.03K Examination Rooms: If the facility has an examination room, it must have a minimum floor area of 80 square feet and a minimum of 3 feet clear dimension around 3 sides of the examination table or chair.

12-007.03L Treatment Rooms: If the facility has a treatment room for procedures performed under topical, local, or regional anesthesia without pre-operative sedation, the room must have a minimum floor area of 120 square feet and a minimum of 10 feet clear dimension.

12-007.03M Corridors: The facility’s corridors must be wide enough to allow passage and be equipped as needed for the residents to minimize injury. All stairways and ramps must have handrails.

12-007.03N Doors: The facility’s doors must be wide enough to allow passage and be equipped for privacy, safety, and with assistive devices to minimize resident injury.
12-007.03N1 All bedroom, toilet, and bathing room doors must provide privacy yet not create seclusion or prohibit staff access for routine or emergency care.
12-007.03N2 In new construction, all resident-used toilet and bathing rooms with less than 50 square feet of clear floor area must not have doors that swing solely inward.

12-007.03O Outdoor Areas: The facility must provide an outdoor area for resident usage. It must be equipped and situated to allow for resident safety and abilities.

12-007.03P Handwashing Sinks: The facility must provide a handwashing sink equipped with towel and soap dispenser in all examination, treatment, isolation, and toilet rooms.

12-007.03Q Emergency Telephone: The facility must provide non-coin operated telephone(s) with emergency numbers for use by residents.

12-007.03R Privacy: In multiple bed resident rooms, visual privacy and window curtains must be provided for each resident. In new facilities, the curtain layout must totally surround each care and treatment location and not restrict access to the entrance to the room, lavatory, toilet, or enclosed storage.

12-007.03S Finishes: The facility must provide washable room finishes in isolation rooms, clean workrooms, and food preparation areas with smooth non-absorptive surfaces that are not physically affected by routine housekeeping cleaning solutions and methods. Acoustic lay-in ceilings, if used, must not interfere with infection control. Perforated, tegular, serrated cut, or highly textured tiles are not acceptable.

12-007.04 Building Systems: Facilities must have building systems that are designed, installed, and maintained to remain operational.

12-007.04A Water and Sewer Systems: The facility must have and maintain an accessible, adequate, safe, and potable supply of water. Where an authorized public water supply of satisfactory quantity, quality, and pressure is available, the facility must be connected to it and its supply used exclusively.

12-007.04A1 The system for collection, treatment, storage, and distribution of potable water in a facility that regularly serves 25 or more individuals must be constructed, maintained, and operated
in accordance with all provisions of the Nebraska Safe Drinking Water Act and Title 179
Regulations Governing Public Water Systems.

12-007.04A2 The system for collection, treatment, storage and distribution of potable water
system in a facility that serves less than 25 individuals on a regular basis must be maintained and
operated as if it were a public water system in accordance with 179 NAC 2-002, 3 and 4. These
facilities must report to the Department the result of all tests that indicate the water is in violation
of the standards set out in 179 NAC 2-002 or 3. These facilities must construct all water wells in
accordance with 178 NAC 12, Water Well Construction, Pump Installation, and Water Well
 Decommissioning.
12-007.04A3 The water distribution system must have an anti-siphon device and air-gaps to
prevent potable water system and equipment contamination.
12-007.04A4 The facility must provide continuously circulated, filtered, and treated water systems
as required for the care and treatment equipment used in the facility.
12-007.04A5 The facility must maintain a sanitary and functioning sewage system.
12-007.04B Hot Water System: The facility must maintain hot and cold water to all handwashing
and bathing locations. The hot water system must have the capacity to provide continuous hot
water in a temperature range as required by these regulations.
12-007.04C Heating and Cooling Systems: The facility must provide a heating and air conditioning
system capable of maintaining the following:
12-007.04C1 In existing and new facilities, a temperature of at least 70 degrees Fahrenheit during
heating conditions and that does not exceed 85 degrees Fahrenheit during cooling conditions.
12-007.04C2 In new construction, a temperature of at least 75 degrees Fahrenheit during heating
conditions and that does not exceed 80 degrees Fahrenheit during cooling conditions.
12-007.04C3 In new construction, central air distribution and return systems must be equipped
with the following percent dust spot rated filters:
1. General areas: 30+% pre-filters; and,
2. Nursing care and treatment areas: 80+% pre-filters.
12-007.04C4 Airflow must move from clean to soiled locations. In new construction, air movement
must be designed to reduce the potential of contamination of clean areas.
12-007.04C5 Openings to the heating and cooling system must not be located where subject to wet
cleaning methods or body fluids.
12-007.04D Ventilation System: The facility must provide ventilation that prevents the
concentrations of contaminants that impair health or cause discomfort to residents and employees.
12-007.04D1 New construction must provide a mechanical exhaust ventilation system for
windowless toilets, baths, laundry rooms, housekeeping rooms, kitchens, and similar rooms at ten
air changes per hour (ACH); for care and treatment areas at five ACH; and for procedure and
respiratory isolation areas at 15 ACH.
12-007.04E Electrical System: The facility must have an electrical system that has sufficient
capacity to maintain care and treatment services provided. The electrical system must be properly
grounded.
12-007.04E1 New construction and new facilities must have outlets that are ground fault circuit
interrupter-protected in wet areas and within six feet of sinks.
12-007.04E2 The facility must provide minimum illumination levels as follows:
1. General purpose areas: 5 foot candles;
2. General corridors and resident living areas: 10 foot candles;
3. Personal care and dining areas: 20 foot candles;
4. Reading and activity areas: 30 foot candles;
5. Food preparation areas: 40 foot candles;
6. Hazardous work surfaces: 50 foot candles;
7. Care and treatment locations: 70 foot candles;
8. Examination task lighting: 100 foot candles; and
9. Reduced night lighting in resident rooms where nursing services are provided and resident-used
toilet and bathing rooms and corridors. Light levels are measured at 30 inches above the floor in
multiple areas in the room being evaluated and the readings are averaged.

**12-007.04F Essential Power System:** The facility must have an emergency power generator for any
care and treatment location with electrical life support equipment.

**12-007.04F1 Existing and new facilities must maintain emergency power for essential care and
treatment equipment and lighting, medical gas systems, and nurse call systems.**

**12-007.04F2 New construction must maintain emergency power for essential care and treatment
equipment, lighting, nurse call systems, ventilation, heating, and medical gas systems.**

**12-007.04F3 Facilities with electrical life support equipment must provide and maintain an
essential power system with an on-site fuel source. The minimum fuel source capacity must allow
for non-interrupted system operation.**

**12-007.04G Call Systems:** The facility must have a call system that is operable from resident beds
and resident-used toilet and bathing areas. The system must transmit a receivable (visual, audible,
tactile, or other) signal to on-duty staff which readily notifies and directs the staff to the location
where the call was activated.

**12-007.04G1 In new construction, the call systems must have a dedicated device which allows
activation by a resident from each exam and treatment room or cubicle, and toilet and bathing
fixture.**

**12-007.04H Medical Gas System:** The facility must safely provide medical gas and vacuum by
means of portable equipment or building systems as required by residents receiving care and
treatment.

**12-007.04H1 The installation, testing, and certification of nonflammable medical gas, clinical
vacuum, and air systems must comply with the requirements of 153 NAC 1, Nebraska State Fire
Code Regulations.**

**12-007.04H2 The facility must identify portable and system components, and periodically test and
approve all medical gas piping, alarms, valves, and equipment for resident care and treatment. The
facility must document such approvals for review and reference.**

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*NAC 449.0115 Review of building plans for new construction or remodeling by certain
applicants: Required documents; payment of fees and costs. (NRS 439.150, 439.200, 449.037)*

1. An applicant for a license or the renewal of a license to operate a medical facility or facility for the
dependent who wishes or is required to have building plans for new construction or remodeling
reviewed by the Health Division must:
   (a) Submit to the Health Division or have on file a current application for a license or renewal of a
license;
   (b) Pay to the Health Division any fees required for the issuance or renewal of a license pursuant to
NAC 449.013 or 449.016; and
   (c) Submit two complete sets of building plans for new construction or remodeling prepared by a
registered architect, registered residential designer or licensed general contractor to the entity
designated to review such plans by the Health Division.

2. All costs incurred for the review of building plans and any changes or revisions made to the plans
must be borne by the applicant and paid directly to the designee of the Health Division conducting
the review of the plans.
3. The costs required to be paid pursuant to subsection 2 are not refundable and are in addition to the fees charged for the issuance or renewal of the license pursuant to NAC 449.013 or 449.016. (Added to NAC by Bd. of Health, eff. 11-1-95; A by R035-97, 10-30-97; R129-99, 11-29-99, eff. 1-1-2000; R076-01, 10-18-2001; R067-04, R070-04 & R072-04, 8-4-2004; R076-04, 8-5-2004; R122-05, 11-17-2005; R051-06, 7-14-2006)

NAC 449.01153 Approval of building plans for construction or remodeling of certain facilities: Period of validity. (NRS 449.037) If the Health Division approves building plans for skilled nursing, a facility for the care of adults during the day, a facility for the treatment of abuse of alcohol or drugs, a hospital, a mobile unit, a residential facility for groups or a surgical center for ambulatory patients, the approval is valid for 42 months after it is issued, unless there has been:
1. A modification of the building plans;
2. A change in the ownership of the facility; or
3. A change in the intended use of the facility.
(Added to NAC by Bd. of Health by R065-04, eff.)

Physical Environment

NAC 449.74539 General requirements. (NRS 449.037) A facility for skilled nursing shall:
1. Provide a safe, functional, sanitary and comfortable environment for the patients in the facility, the members of its staff and members of the general public;
2. Care for each patient in the facility in a manner that promotes the dignity of the patient and his quality of life;
3. Ensure that the environment of the facility is free of hazards that would cause accidents;
4. Ensure that each patient in the facility receives adequate supervision and devices to prevent accidents;
5. Provide such housekeeping and maintenance services as are necessary to maintain a sanitary, orderly and comfortable environment;
6. Adopt procedures to ensure that water is available to the essential areas of the facility if there is an interruption in the facility's normal supply of water;
7. Equip corridors with firmly secured handrails on each side;
8. Provide adequate and comfortable levels of lighting in all areas of the facility;
9. Provide comfortable levels of sound in all areas of the facility;
10. Maintain an effective program to control pests in order to ensure that the facility is free from pests and rodents;
11. Have adequate outside ventilation by means of windows or mechanical ventilation, or both; and
12. Provide safe and comfortable levels of temperature in the facility. The temperature of the facility must be maintained at a level that is not less than 71 degrees Fahrenheit and not more than 81 degrees Fahrenheit.

NAC 449.74543 Design, construction, equipment and maintenance: General requirements; prerequisites to approval of facility for licensure. (NRS 449.037) 1. A facility for skilled nursing must be designed, constructed, equipped and maintained in a manner that protects the health and safety of the patients and personnel of the facility and members of the general public.
2. Except as otherwise provided in this section:
(a) A facility for skilled nursing shall comply with the provisions of NFPA 101: Life Safety Code, adopted by reference pursuant to NAC 449.0105.
(b) Any new construction, remodeling or change in use of a facility for skilled nursing must comply with the Guidelines for Design and Construction of Hospital and Health Care Facilities, adopted by reference pursuant to NAC 449.0105, unless the remodeling is limited to refurbishing an area within the facility, including, without limitation, painting the area, replacing the flooring, repairing windows, or replacing window and wall coverings.
3. A facility for skilled nursing shall be deemed to be in compliance with the provisions of subsection 2 if:
(a) The facility is licensed on January 1, 1999, the use of the physical space in the facility is not changed and there are no deficiencies in the construction of the facility that are likely to cause serious injury, harm or impairment to the public health and welfare; or
(b) The facility has submitted building plans to the Bureau before February 1, 1999, and:
(1) The Bureau determines that the plans comply with standards for construction in effect before December 11, 1998;
(2) The facility is constructed in accordance with those standards;
(3) Construction of the facility is begun before August 1, 1999; and
(4) There are no deficiencies in the construction of the facility that are likely to cause serious injury, harm or impairment to the public health and welfare.
4. Except as otherwise provided in subsection 5, a facility for skilled nursing shall comply with all applicable:
(a) Federal and state laws;
(b) Local ordinances, including, without limitation, zoning ordinances; and
(c) Life safety, environmental, health, fire and local building codes, related to the construction and maintenance of the facility. If there is a difference between state and local requirements, the more stringent requirements apply.
5. A facility for skilled nursing which is inspected and approved by the State Public Works Board in accordance with the provisions set forth in chapter 341 of NRS and chapter 341 of NAC is not required to comply with any applicable local building codes related to the construction and maintenance of the facility.
6. A facility for skilled nursing shall submit building plans for new construction or remodeling to the entity designated to review such plans by the Health Division pursuant to NAC 449.0115. The entity's review of those plans is advisory only and does not constitute approval for the licensing of the facility. Before the construction or remodeling may begin, the plans for the construction or remodeling must be approved by the Health Division. The Bureau shall not approve a facility for licensure until all construction is completed and a survey is conducted at the site of the facility.

NAC 449.74549 Patients' rooms. (NRS 449.037)
1. A patient's room within a facility for skilled nursing must be designed and equipped in a manner that allows adequate nursing care to be provided and provides comfort and privacy for the patient.
2. A facility for skilled nursing shall provide to each patient in the facility:
(a) A separate bed of proper size and height for the convenience of the patient;
(b) A clean, comfortable mattress;
(c) Bedding that is appropriate for the weather and climate;
(d) Clean linens for his bed and bath that are in good condition; and
(e) Furniture that is appropriate for the patient's needs.
(Added to NAC by Bd. of Health by R051-99, eff. 9-27-99; A by R067-04, 8-4-2004).

NEW HAMPSHIRE

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.


(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.

He-P 803.25 Sanitation.

(a) The licensee shall maintain a clean, safe and sanitary environment throughout the licensed nursing home premises.

(b) The furniture, floors, ceilings, walls, and fixtures shall be clean, sanitary and in good repair.

(c) A supply of potable water shall be available for human consumption and food preparation.

(d) A supply of hot and cold running water shall be available at all times and precautions such as temperature regulation shall be taken to prevent a scalding injury to the residents.

(e) Hot water shall be of a high enough temperature to ensure sanitation and food safety when used for laundry and food preparations, as required in the AIA “Guidelines for Design and Construction of Health Care Facilities,” Nursing Facilities chapter, 2006 edition, and summarized as follows:

(1) 105-120 degrees Fahrenheit for clinical areas, representing the minimum and maximum allowable temperatures;

(2) 120 degrees Fahrenheit for dietary areas, except that provisions shall be made to provide 180 degrees Fahrenheit rinse water at the warewasher, which may be by separate booster, unless a chemical rinse is provided; and
(3) 160 degrees Fahrenheit for laundry by steam jet or separate booster heater, unless a process which allows cleaning and disinfection of linen with decreased water temperatures is used which meets the designed water temperatures as specified by the manufacturer.
(f) All resident bathing and toileting facilities shall be cleaned and disinfected to prevent illness or contamination.
(g) Cleaning solutions, compounds and substances considered hazardous or toxic materials, as defined in RSA 147-A:2, VII, shall be distinctly labeled and legibly marked so as to identify the contents and stored in a place separate from food, medications and program supplies.
(h) Toxic materials shall not be used in a way that contaminates food, equipment or utensils or in any way other than in full compliance with the manufacturer's labeling.
(i) Only individuals authorized under RSA 430:33 may apply pesticides, as defined by RSA 430:29, XXVI, for rodent or cockroach control in food storage, food preparation or dining areas.
(j) Solid waste, garbage and trash shall be stored in a manner to make it inaccessible to insects, rodents, outdoor animals and nursing home pets.
(k) In-house trash and garbage receptacles shall be emptied in a timely manner and lined, or cleaned and disinfected after emptying.
(l) Trash receptacles in food service area shall be covered at all times.
(m) The following requirements shall be met for laundry services:
   (1) Dirty laundry shall not be permitted to contaminate kitchen and dining areas;
   (2) Clean linen shall be stored in a clean area and separated from soiled linens at all times;
   (3) Soiled materials, linens and clothing shall be transported in a laundry bag, sack or container and washed in a sanitizing solution used in accordance with the manufacturer's recommendations; and
   (4) Soiled linens and clothing that are contaminated with infectious waste under Env-Sw 103.28 shall be handled as infectious waste.
(n) Laundry rooms and bathrooms shall have non-porous floors.
(o) Cleaning supplies shall be stored in dust-free and moisture-free storage areas.
(p) Any nursing home that has its own water supply and whose water has been tested and has failed to meet the acceptable levels identified in this section, or as required by the department of environmental services, shall notify the department upon receipt of notice of a failed water test.
Source. #9856-A, eff 1-26-11

He-P 803.26 Physical Environment.
(a) The licensed premises shall be maintained so as to provide for the health, safety, well-being and comfort of residents and personnel, including reasonable accommodations for residents and personnel with mobility limitations.
(b) Equipment providing heat within a nursing home including, but not limited to, gas furnace or boiler, oil furnace or boiler, wood furnace or boiler or pellet furnace or boiler shall:
   (1) Maintain a temperature of at least 70 degrees Fahrenheit during the day if residents are present and 65 degrees Fahrenheit at night; and
   (2) Be serviced once a year or as recommended by the manufacturer with written documentation of such service retained for at least 4 years.
(c) Electric heating systems shall be exempt from (b)(2) above.
(d) Portable space heating devices shall be prohibited, unless the following are met:
   (1) Such devices are used only in employee areas where personnel are present and awake at all times; and
   (2) The heating elements of such devices do not exceed 212 degrees Fahrenheit.
(e) Any heating device other than a central plant shall be designed and installed so that:
   (1) Combustible material cannot be ignited by the device or its appurtenances;
   (2) If fuel-fired, such heating devices comply with the following:
      a. They shall be chimney or vent connected;
      b. They shall take air for combustion directly from outside; and
c. They shall be designed and installed to provide for complete separation of the combustion system from the atmosphere of the occupied area; and
(3) The heating device has safety features to immediately stop the flow of fuel and shut down the equipment in case of either excessive temperatures or ignition failure.
(f) Unvented fuel-fired heaters shall not be used in any nursing home.
(g) Plumbing shall be sized, installed, and maintained in accordance with the provisions of the International Plumbing Code, as specified in the State Building Code under RSA 155-A:1, IV, as amended by the Building Code Review Board pursuant to RSA 155-A:10, V.
(h) Screens shall be provided for doors and windows that are left open to the outside.
(i) Doors that are self-closing and remain closed when not in use are exempt from the requirement in (h) above.
(j) The nursing home shall have a telephone to which the residents have access.
(k) The number of sinks and toilets shall be in a ratio of one for every 6 individuals, unless personnel have separate bathroom facilities not used by residents.
(l) Each bathroom shall be equipped with:
   (1) Soap dispenser;
   (2) Paper towels or a hand-drying device providing heated air;
   (3) Hot and cold running water; and
   (4) A door that either slides or swings, not a folding door or curtain.
(m) All showers and tubs shall have slip resistant floors and surfaces which are intact, easily cleanable, and impervious to water.
(n) All bathroom and closet door latches or locks shall be designed for easy opening from the inside and outside in an emergency.
(o) Each resident bedroom shall have natural lighting provided by at least one operable window with a screen to the outside, which is of a size equivalent to or greater than 8% of the room’s gross square footage.
(p) There shall be at least 100 square feet in each private-bedroom and at least 80 square feet for each resident in a semi-private bedroom, exclusive of space required for closets, wardrobes and toilet facilities.
(q) Each bedroom shall:
   (1) Contain no more than 2 beds if constructed after the 2011 adoption of these rules;
   (2) Have its own separate entry to permit the resident to reach his/her bedroom without passing through the room of another resident;
   (3) Have a side hinge door and not a folding or sliding door or a curtain unless it meets specific exceptions allowed by the codes referenced in He-P 803.07(e);
   (4) Not be used simultaneously for other purposes; and
   (5) Be separated from halls, corridors and other rooms by floor to ceiling walls.
(r) The licensee shall provide the following for the residents’ use, as needed:
   (1) A bed appropriate to the needs of the resident;
   (2) A mattress that complies with Saf-C 6000;
   (3) Clean linens, blankets and a pillow;
   (4) A bureau;
   (5) A mirror;
   (6) A bedside table;
   (7) A lamp;
   (8) A chair;
   (9) A closet or storage space for personal belongings; and
   (10) Window blinds, shades or curtains that provide privacy.
(s) A resident may refuse any of the items in (r) above with appropriate documentation.
(t) The resident may use his or her own personal possessions provided they do not pose a risk to the resident or others.
(u) The licensee shall provide the following rooms to meet the needs of residents:
(1) One or more living rooms or multi-purpose rooms; and
(2) Dining facilities with a seating capacity capable of seating at least 50% of the residents.
(v) Each licensee shall have a communication system in place so that all residents can effectively contact personnel when they need assistance with care or in an emergency.
(w) Lighting shall be available to allow residents to participate in activities such as reading, needlework or handicrafts.
(x) If the nursing home admits residents under the age of 18, each age group shall have separate and distinct units.
(y) If the nursing home admits residents between the age of 10 and 17 years, each gender shall have separate and distinct units.
(z) The nursing home shall comply with all state and local codes and ordinances for:
(1) Zoning;
(2) Building;
(3) Health;
(4) Fire;
(5) Waste disposal; and
(6) Water.
(aa) The nursing home shall be accessible at all times of the year.
(ab) The nursing home shall provide housekeeping and maintenance adequate to protect residents, personnel and the public.
(ac) Reasonable precautions, such as repair of holes and caulking of pipe channels, shall be taken to prevent the entrance of rodents and vermin.
(ad) Ventilation shall be provided throughout the entire nursing home and, whenever necessary, mechanical means such as fans shall be provided to remove excessive heat, moisture, objectionable odors, dust, or explosive or toxic gases.
(ae) There shall be a secondary power source to provide emergency power pursuant to the Electrical Systems chapter of NFPA 99, Health Care Facilities Code, and The Standard for Emergency and Standby Power Systems, NFPA 110, as adopted by the commissioner of the department of safety in Saf-C 6000.
#af) Waste water shall be disposed of through a system which meets the requirements of RSA 485:1-A and Env-Wq 1000. Sink drains which have no connection to sanitary sewers or septic systems and similar methods of disposal above ground shall be strictly prohibited.
(ah) Any locked door providing egress from a resident room and/or means of egress within a nursing home shall meet the requirements of the Health Care Occupancy chapter of NFPA 101, Life Safety Code, as adopted by the commissioner of the department of safety in Saf-C 6000.
(ai) Delayed egress doors on locked units shall be equipped with signage and locking devices, which shall:
(1) Unlock upon actuation of the automatic fire detection and sprinkler system;
(2) Unlock upon loss of power; and
(3) No more than one such device may be located in any egress path.
(aj) Sterile supplies and equipment shall not be mixed with unsterile supplies.
Source. #9856-A, eff 1-26-11

**He-P 803.27 Emergency and Fire Safety.**

(a) An emergency and fire safety program shall be developed and implemented to provide for the safety of residents and personnel covering all matters of safety and fire protection and an emergency response plan, including:
(1) The emergency procedures required by the emergency response plan shall include, but are not limited to, evacuation routes, emergency notification numbers, and emergency instructions and shall be posted in locations accessible to personnel and visitors;

(2) The nursing home fire safety plan shall provide for the following:
   a. Use of alarms;
   b. Transmission of alarm to fire department;
   c. Emergency phone call to fire department;
   d. Response to alarms;
   e. Isolation of fire;
   f. Evacuation of immediate area;
   g. Evacuation of smoke compartment;
   h. Preparation of floors and building for evacuation; and
   i. Extinguishment of the fire;

(3) Ensuring that the fire safety and evacuation plans are available to all supervisory personnel;

(4) Ensuring that all employees receive in-service annual training to clarify their responsibilities in carrying out the emergency plan;

(5) The required plan shall be readily available at all times;

(6) Conducting fire drills, including the transmission of a fire alarm signal and simulation of emergency fire situation, as follows:
   a. Infirn, bedridden, or cognitively impaired residents shall not be required to be moved during drills to safety areas or to the exterior of the building;
   b. Drills shall be conducted quarterly on each shift to familiarize nursing home personnel with the signals and emergency action required under varied conditions; and
   c. When drills are conducted between 9:00 p.m./2100 hours and 6:00 A.M./0600 hours, a coded announcement may be used instead of audible alarms; and

(7) Documenting emergency and fire drills shall include:
   a. The names of the personnel involved;
   b. The time, date, month, and year the drill was conducted;
   c. The exits utilized;
   d. The total time required to evacuate the building or the time needed to complete the emergency or fire drill or both; and
   e. Any problems encountered and corrective actions taken to rectify problems.

(b) All nursing homes shall meet the health care chapter of NFPA 101 as adopted by the commissioner of the department of safety in Saf-C 6000.

(c) Extension cords shall be prohibited except as allowed in accordance with Saf-C 6000.

(d) Licensees shall notify the department by phone, fax or e-mail within one business day and in writing within 72 hours, of any fire, activation of the emergency response plan or environmental incident, excluding a false alarm, which requires either an emergency response to the licensed premises by the local emergency services, or the evacuation of the licensed premises.

(e) The written notification in (d) above shall include:
   (1) The date and time of the incident;
   (2) A description of the location and extent of the incident, including any damage;
   (3) A description of events preceding and following the incident;
   (4) The name of any employee or resident who was evacuated as a result of the incident, if applicable;
   (5) The name of any employee or resident who required medical treatment as a result of the incident, if applicable; and
   (6) The name of the individual the licensee wishes the department to contact if additional information is required.
(f) Oxygen shall be stored in the following manner:
   (1) Oxygen tanks shall be separated from combustibles or incompatible materials by either:
      a. A minimum distance of 20 feet; or
      b. A minimum distance of 5 feet if the entire building is equipped with an automatic
         sprinkler system installed in accordance with Saf-C 6000;
   (2) Oxygen tanks shall be secured in a manner that prevents damage to the valves and cylinder;
   (3) Portable liquid oxygen shall be used and stored in accordance with Compressed Gas
       Association's “Guide for the Safe Storage, Handling, and Use of Small Portable Liquid Oxygen
       Systems in Health Care Facilities,” CGA P-2.7, edition 3 (4/9/08); and
   (4) Any area where oxygen is stored or is in use shall have signage indicating that oxygen is in use
       or being stored.

(g) If the licensee has chosen to allow smoking under He-P 803.14(w), an outside location or a room
    used only for smoking shall be provided which:
   (1) Has a dedicated ventilation system, so that smoke or odors cannot escape or be detected outside
       the designated smoking room;
   (2) Has walls and furnishings constructed of non-combustible materials;
   (3) Has metal waste receptacles and safe ashtrays; and
   (4) Is in compliance with the requirements of RSA 155:64-77, the Indoor Smoking Act and He-P
       1900.

(h) Each licensee shall:
   (1) Annually review, and revise, as needed, its emergency plan;
   (2) Submit its emergency plan to the local emergency management director for review and
       approval:
      a. When initially written; and
      b. Whenever the plan is revised;
   (3) Maintain documentation on-site which establishes that the emergency plan has been approved
       as required under (2) above; and
   (4) Document in each employee's personnel record, that the employee attended an annual inservice
       education program on the licensee's emergency plan.

(i) Non-ambulatory persons shall not be housed above the first floor unless the building has an
    automatic sprinkler system or is of type I or type II (222) construction as referenced in NFPA 101
    as adopted by the commissioner of the department of safety in Saf-C 6008.03(a).

NEW JERSEY

SUBCHAPTER 31. MANDATORY PHYSICAL ENVIRONMENT
8:39-31.1 Mandatory construction standards
(a) No construction, renovation or addition shall be undertaken without first obtaining approval
    from the Department, Long-Term Care Licensing and Certification Program and/or the Department
    of Community Affairs, Health Care Plan Review Unit.
(b) New construction, alterations and additions of long-term care facilities shall comply with the
    Uniform Construction Code (N.J.A.C. 5:23) as adopted by the New Jersey Department of Community
    Affairs. The New Jersey Uniform Construction Code may be obtained from the Construction Code
    Element of the Department of Community Affairs, P.O. Box 805, Trenton, New Jersey 08625-0805.
(c) Fire safety maintenance and retrofit of long-term care facilities shall comply with the Uniform
    Fire Safety Code (N.J.A.C. 5:18) as adopted by the New Jersey Department of Community Affairs. The
    New Jersey Uniform Fire Safety Code may be obtained from the Fire Safety Element of the
    Department of Community Affairs, P.O. Box 809, Trenton, New Jersey 08625-0809.
(d) Required annual maintenance inspections by the Department of Health and Senior Services for a facility participating in the Medicare or Medicaid programs shall be conducted in accordance with the edition of the National Fire Protection Association’s Life Safety Code that has been adopted by the Federal Health Care Financing Administration, incorporated herein by reference, as amended and supplemented; however, this code shall not be enforced to exceed the requirements of the Uniform Construction Code referenced in (b) above. A facility that does not participate in either the Medicare or Medicaid programs shall be inspected under the version of the Life Safety Code in effect at the time of original licensure; however, this code shall not be enforced to exceed the requirements of the Uniform Construction Code referenced in (b) above. (Copies of the Life Safety Code may be obtained from the National Fire Protection Association, Battery March Park, Quincy, MA 02200).

8:39-31.2 Mandatory general maintenance
a) Personnel engaged in general maintenance activities shall receive orientation upon employment and, at least once a year, education or training in principles of asepsis, cross-infection control, and safe practices.
(b) There shall be a system for reporting physical plant, safety, and maintenance problems to a designated staff member and documentation of the correction of such problems.
(c) A current, written preventive maintenance program shall be implemented. Records of inspections and repairs shall be maintained for at least one year.
(d) Written instructions for operating and maintaining equipment shall be systematically retained and followed.
(e) The facility shall be kept in good repair and maintained without harm or jeopardy to residents.
(f) There shall be a maintenance contract on elevators that includes routine maintenance inspections.
(g) The standby emergency power generator shall be checked weekly, tested under load monthly, and serviced in accordance with generally accepted engineering practices.
(i) There shall be a comprehensive, current, written preventive maintenance program for the electrical system that is documented and followed.

8:39-31.3 Mandatory quality assurance for housekeeping
Facilities that contract with a housekeeping service shall use quality assurance measures to ensure that the housekeeping requirements of this chapter are met.

8:39-31.4 Mandatory housekeeping policies and procedures
(a) The facility shall provide and maintain a safe, clean and orderly environment for residents.
(b) The facility shall have a written schedule that determines the frequency of cleaning and maintaining all equipment, structures, areas, and systems.
(c) Mattresses, mattress pads and coverings, pillows, bedsprings, and other furnishings shall be properly maintained and kept clean and replaced as needed. They shall be thoroughly cleaned and disinfected on a regular schedule and whenever a new resident is using them.
(d) Scatter rugs shall be not permitted and floors shall be coated with slip-resistant floor finish.
(e) Carpeting shall be kept clean and odor free and shall not be frayed, worn, torn, or buckled.
(f) All equipment and environmental surfaces shall be clean to sight and touch.

8:39-31.5 Pest control
(a) Effective and safe controls shall be used to minimize and eliminate the presence of rodents, flies, roaches and other vermin in the facility.
1. The premises shall be kept in such condition as to prevent the breeding, harborage, or feeding of vermin.

2. All openings to the outer air shall be effectively protected against the entrance of insects.

8:39-31.6 Mandatory fire and emergency preparedness

(a) Employees shall be trained in procedures to be followed in an emergency operations plan and instructed in the use of fire fighting equipment and resident evacuation of the buildings as part of their initial orientation and at least annually thereafter.

(b) Fire drills shall be conducted a total of 12 times per year, with at least one drill on each shift and one drill on a weekend. The facility shall attempt to have the local fire department participate in at least one fire drill per year. An actual alarm shall be considered a drill if it is documented.

(c) Fire regulations and procedures shall be posted in each unit and/or department. A written evacuation diagram that includes evacuation procedures and locations of fire exits, alarm boxes, and fire extinguishers shall be posted conspicuously on a wall in each resident care unit and/or department throughout the facility.

(d) There shall be a procedure for investigating and reporting fires. All fires shall be reported to the Department immediately by phone and followed up in writing within 72 hours. In addition, a written report of the investigation by the fire department containing all pertinent information shall be forwarded to the Department as soon as it becomes available.

(e) Smoking regulations shall be developed, implemented, and enforced in accordance with N.J.S.A. 26:3D-1 et seq. and 26:3D-7 et seq.

1. Residents shall not be permitted to smoke in their rooms and in other secluded areas. The facility may enforce a no-smoking rule for staff and visitors.

2. Restricted smoking areas shall be designated and rules governing such smoking promulgated and rigidly enforced. Nonflammable ashtrays in sufficient numbers shall be provided in permitted smoking areas. In any area where smoking is permitted, there shall be adequate outside ventilation.

3. At the facility’s option, it may institute a smoke-free policy. Any prospective smoke-free policy shall be set forth in the facility’s admission agreement and shall only apply to residents entering the facility on or after the policy’s effective date. The facility shall protect the rights of residents who smoke by providing a designated area with adequate outside ventilation for controlled smoking. If inside, the designated smoking room shall be adequately ventilated to prevent recirculation of smoke to other areas of the facility. If outside, the designated area shall provide reasonable protection from inclement weather.

(f) The facility shall have a written comprehensive emergency operations plan developed in coordination with the local office of emergency management. This plan shall:

1. Identify potential hazards that could necessitate an evacuation, including natural disasters, national disasters, industrial and nuclear accidents, and labor work stoppage;

2. Identify the facility and an alternative facility to which residents would be relocated, and include signed, current agreements with the facilities;

3. Identify the number, type and source of vehicles available to the facility for relocation and include signed current agreements with transportation providers. Specially configured vehicles shall be included;

4. Include a mechanism for identifying the number of residents, staff, and family members who would require relocation and procedures for evacuation of non-ambulatory residents from the facility;

5. List the supplies, equipment, records, and medications that would be transported as part of an evacuation, and identify by title the individuals who would be responsible;

6. Identify essential personnel who would be required to remain on duty during the period of relocation;

7. Identify by title and post in a prominent place the name(s) of the persons who will be responsible for the following:
i. Activating the emergency operations plan, issuing evacuation orders, and notifying of State and municipal authorities;
ii. Alerting and notifying of staff and residents;
iii. Facility shutdown and restart;
iv. In place sheltering of residents and continuity of medical care; and
v. Emergency services such as security and firefighting; and

8. Describe procedures for how each item in (f)7 above will be accomplished.

(g) There shall be a written plan for receiving residents who are being relocated from another facility due to a disaster. This plan shall include at least an estimate of the number and type of residents the facility would accommodate and how staffing would be handled at different occupancy levels.

(h) Copies of the emergency operations plan shall be sent to municipal and county emergency management officials for their review.

(i) The administrator shall serve as, or appoint, a disaster planner for the facility.
1. The disaster planner shall meet with county and municipal emergency management coordinators at least once each year to review and update the written comprehensive evacuation plan; or if county or municipal officials are unavailable for this purpose, the facility shall notify the State Office of Emergency Management.
2. While developing the facility's evacuation plan, the disaster planner shall coordinate with the facility or facilities designated to receive relocated residents.

(j) Any staff member who is designated as the acting administrator shall be knowledgeable about and authorized to implement the facility's plans in the event of an emergency.

(k) All staff shall be oriented to the facility's current plans for receiving and evacuating residents in the event of a disaster, including their individual duties.

(l) The facility shall ensure that residents receive nursing care throughout the period of evacuation and return to the original facility.

(m) The facility shall ensure that evacuated residents who are not discharged are returned to the facility after the emergency is over.

(n) The facility shall maintain at least a three-day supply of food and have access to an alternative supply of water in case of an emergency.

(o) The facility shall conduct at least one evacuation drill each year, either simulated or using selected residents. State, county, and municipal emergency management officials shall be invited to attend the drill at least 10 working days in advance.

(p) The facility shall establish a written heat emergency action plan which specifies procedures to be followed in the event that the indoor air temperature is 82 degrees Fahrenheit or higher for a continuous period of four hours or longer.
1. These procedures shall include the immediate notification of the Department of Health and Senior Services.
2. In implementing a heat emergency action plan, a facility shall not prevent a resident from having a room temperature in his or her resident room in excess of 82 degrees Fahrenheit if the resident and the resident’s roommate, if applicable, so desire, and if the resident's physician approves.
3. A heat emergency plan need not be implemented if the resident care areas are not affected by an indoor temperature in excess of 82 degrees Fahrenheit.
4. The heat emergency action plan shall include a comprehensive series of measures to be taken to protect residents from the effects of excessively high temperatures.

8:39-31.7 Mandatory safety requirements

(a) An outlet that is connected to an emergency power supply shall be used wherever life-sustaining equipment is in operation.
(b) All draperies, curtains, and wastebaskets shall be maintained flame retardant.
(c) All decorations shall be flame retardant. Open flames used for decoration or religious ceremonies shall not be left unsupervised.

(d) Cooking equipment shall be properly installed and maintained.

(e) Lint traps in clothes dryers shall be kept in a clean and safe condition.

(f) Kerosene heaters and staff and resident-owned heating devices shall not be permitted.

(g) Extension cords shall not be permitted unless they are provided by the maintenance or engineering department of the facility, inspected regularly, and inventoried by the maintenance and engineering department. Extension cords shall be for temporary use only in resident care areas.

(h) Hot (95 to 110 degrees Fahrenheit) and cold running water shall be provided. Hot water in resident areas shall not exceed 110 degrees Fahrenheit.

**8:39-31.8 Mandatory space and environment; all facilities**

(a) The facility shall provide for and operate adequate ventilation in all areas used by residents. All areas of the facility used by residents shall be equipped with air conditioning and the air conditioning shall be operated so that the temperature in these areas does not exceed 82 degrees Fahrenheit.

(b) All exit doors to the facility shall be kept externally locked from 8:00 P.M. until 6:30 A.M.

(c) All residents shall have, in their rooms:
   1. A bed and a mattress of the correct size to fit the bed;
   2. Sheets, blankets, a pillow, and additional pillows if required or desired;
   3. A bed table with drawer;
   4. A separate closet area and shelves for personal needs;
   5. A privacy curtain around the bed excepting private rooms;
   6. An unobstructed doorway;
   7. Window coverings that are properly mounted and maintained;
   8. Night lights;
   9. Call bells immediately accessible to the resident in bed or an individual at bedside;
   10. A comfortable chair for each resident in his or her room for use by the resident or resident's visitor;
   11. An individual light for each resident in a room;
   12. Supplies for oral needs, including a denture cup, if needed, and a clean toothbrush;
   13. A basin, comb, and bedpan and/or urinal unless clearly unnecessary, stored in an appropriate storage space convenient to the resident; and

(d) Glare from windows and reflections on floors and tables in the multi-purpose or dining room shall be controlled.

(e) All supplies and equipment in the facility shall be of such quality as not to break or tear easily.

(f) Each facility shall provide:
   1. Good lighting at entrances and, where applicable, in parking areas;
   2. A walker or a tripod cane to each resident who requires mechanical assistance to walk; and
   3. A wheelchair to each resident who is not ambulatory.

**SUBCHAPTER 32. ADVISORY PHYSICAL ENVIRONMENT**

**8:39-32.1 Advisory general maintenance**

(a) Inspections or rounds are conducted at least monthly by a designated person or committee on all units and areas for maintenance problems. Results of these rounds are reported to the administrator.

(b) Maintenance services are under the supervision of an employee with at least one of the following:
   1. Five years of experience in maintaining a physical plant;
   2. A baccalaureate degree in engineering from an accredited college or university and two years of experience in maintaining a physical plant; or
3. Professional licensure in New Jersey as an engineer with one year of experience in maintaining a physical plant.

**8:39-32.2 Advisory fire and emergency preparedness**
(a) The facility conducts at least two evacuation drills each year, either simulated or using selected residents, at least one of which is conducted on a weekend or during an evening or night work shift. Results of the drills are to be summarized in a written report, which is shared with the county and municipal emergency management coordinators.
(b) A municipal, county, or State emergency management official conducts an education or training program in the facility on disaster planning and emergency preparedness at least once a year.
(c) Fire drills are conducted annually on each weekend shift.

**8:39-32.3 Advisory safety**
(a) There is a committee responsible for physical plant and resident safety and maintenance, which includes, at a minimum, representatives from administration, nursing, and maintenance services and meets at least quarterly.
(b) Regularly scheduled training meetings are held for residents and families, addressing safety issues in the facility.

**ALZHEIMERS**

**8:39-46.3 Advisory environmental modification**
(a) The program includes appropriate facility modifications to ensure a safe environment which allows each Alzheimer’s/dementia resident to function with maximum independence and success.
(b) The facility has developed safety policies and procedures and a security monitoring system which are specific to the program, based upon the physical location of the program as well as the individual needs of the Alzheimer’s/dementia residents.
(c) The facility provides indoor and outdoor arrangements that allow residents freedom to ambulate in a controlled setting.
(d) Doors are marked with items familiar to the individual resident, which enhance the resident’s ability to recognize his or her room, and bathrooms are specially marked and easily accessible.

**NEW MEXICO**

**7.9.2.63 EQUIPMENT AND SUPPLIES:**

**A. BEDS:**
(1) Each resident shall be provided a bed which is at least thirty-six (36) inches wide, is equipped with a headboard of sturdy construction and is in good repair. Roll-away beds, day beds, cots, or double or folding beds shall not be used.
(2) Each bed shall be in good repair and provided with a clean, firm mattress of appropriate size for the bed.
(3) Side rails shall be installed for both sides of the bed when required by the resident’s condition.

**B. BEDDING:**
(1) Each resident shall be provided at least one (1) clean, comfortable pillow. Additional pillows shall be provided if requested by the resident or required by the resident’s condition.
(2) Each bed shall have a mattress pad unless contraindicated by special use equipment.
(3) If mattress is not moisture-proof, a moisture-proof mattress cover shall be provided. A moistureproof pillow cover shall be provided to keep each mattress and pillow clean and dry.
(a) A supply of sheets and pillow cases sufficient to keep beds clean, dry and odor-free shall be stocked. At least two (2) sheets and two (2) pillow cases shall be furnished to each resident each week.
(b) Beds occupied by bedfast or incontinent residents shall be provided drawsheets or appropriate pads.

(4) A sufficient number of blankets shall be provided to keep each resident warm. Blankets shall be changed and laundered as often as necessary to maintain cleanliness and freedom from odors.

(5) Each bed shall have a clean, washable bedspread.

C. OTHER FURNISHINGS:

(1) Each resident who is confined to bed shall be provided with a bedside storage unit containing at least one (1) drawer for personal items and a drawer or compartment for necessary nursing equipment. All other residents shall be provided with a storage unit in the resident’s room, containing at least one drawer for personal items and a drawer or compartment for necessary nursing equipment.

(2) At least one (1) arm chair shall be available for each room for each bed. A folding chair shall not be used.

(3) A properly shaded reading light in working condition shall be installed over or at each bed.

(4) Adequate compartment or drawer space shall be provided in each room for each resident to store personal clothing and effects and to store, as space permits, other personal possessions in a reasonably secure manner.

(5) A sturdy and stable table that can be placed over the bed or armchair shall be provided to every resident who does not eat in the dining room.

D. TOWELS, WASHCLOTHS, AND SOAP:

(1) Clean towels and washcloths shall be provided to each resident as needed. Towels shall not be used by more than one resident between launderings.

(2) An individual towel rack shall be installed at each resident’s bedside or at the lavatory.

(3) Single service towels and soap shall be provided at each lavatory for use by staff.

E. WINDOW COVERINGS: Every window in patient care area shall be supplied with flame retardant shades, draw drapes or other covering material or devices which, when properly used and maintained, shall afford privacy and light control for the resident.

[7-1-60, 7-1-64, 5-2-89; 7.9.2.63 NMAC - Rn, 7 NMAC 9.2.63, 8-31-00]

7.9.2.64 RESIDENT CARE EQUIPMENT:

A. PERSONAL NEED ITEMS: When a resident because of his or her conditions needs a mouthwash cup, a wash basin, a soap dish, a bedpan, an emesis basin, or a standard urinal and cover, that item shall be provided to the resident. This equipment may not be interchanged between residents until it is effectively washed and sanitized.

B. THERMOMETERS: If reusable oral and rectal thermometers are used, they shall be cleaned and disinfected between use.

C. FIRST AID SUPPLIES: Each nursing unit shall be supplied with first aid supplies, including bandages, sterile gauze dressings, bandage scissors, tape, and a sling tourniquet.

D. OTHER EQUIPMENT: Other equipment, such as wheelchairs with brakes, footstools, commodes, foot cradles, footboards, under-the-mattress bedboards, walkers, trapeze frames, transfer boards, parallel bars, reciprocal pulleys, suction machines, patient lifts and Stryker or Froster frames, shall be used as needed for the care of the residents.

[7-1-60, 7-1-64, 5-2-89; 7.9.2.64 NMAC - Rn, 7 NMAC 9.2.64, 8-31-00]

7.9.2.65 MAINTENANCE: All facility furnishings and equipment shall be maintained in a usable, safe and sanitary condition.

[7-1-60, 5-2-89; 7.9.2.65 NMAC - Rn, 7 NMAC 9.2.65, 8-31-00]

7.9.2.70 HOUSEKEEPING SERVICES:

A. REQUIREMENT: Facilities shall develop and implement written policies that ensure a safe and sanitary environment for personnel and residents at all times.
B. CLEANING:
(1) General: The facility shall be kept clean and free from offensive odors, accumulations of dirt, rubbish, dust, and safety hazards.
(2) Floors: Floors and carpeting shall be kept clean. Polishes on floors shall provide a non-slip finish. Carpeting or any other material covering the floors that is worn, damaged, contaminated or badly soiled shall be replaced, repaired or cleaned.
(3) Other surfaces: Ceiling and walls shall be kept clean and in good repair at all times. The interior and exterior of the buildings shall be painted or stained as needed to protect the surfaces. Loose, cracked, or peeling wallpaper or paint shall be replaced or repaired.
(4) Furnishings: All furniture and other furnishings shall be kept clean and in good repair at all times.
(5) Combustibles in storage areas: Attics, cellars and other storage areas shall be kept safe and free from dangerous accumulations of combustible materials. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.
(6) Grounds: The grounds shall be kept free from refuse, litter, and wastewater. Areas around buildings, sidewalks, gardens, and patios shall be kept clear of dense undergrowth.

C. POISONS:
All poisonous compounds shall be clearly labeled as poisonous and, when not in use, shall be stored in a locked area separate from food, kitchenware, and medications.

D. GARBAGE:
(1) Storage containers: All garbage and rubbish shall be stored in leak-proof, non-absorbent containers with close-fitting covers, and in areas separate from those used for the preparation and storage of food. Containers shall be cleaned regularly. Paperboard containers shall not be used.
(2) Disposal: Garbage and rubbish shall be disposed of promptly in a safe and sanitary manner.

E. LINEN AND TOWELS:
Linens shall be handled, stored, processed, and transported in such a manner as to prevent the spread of infection. Soiled linen shall not be sorted, rinsed, or stored in bathrooms, residents’ rooms, kitchens, food storage areas, nursing units, common hallways.

F. PEST CONTROL:
(1) Requirement: The facility shall be maintained reasonably free from insects and rodents, with harborage and entrances of insects and rodents eliminated.
(2) Provision of service: Pest control shall be provided when required for the control of insects and rodents.
(3) Screening of windows and doors: All windows and doors used for ventilation purposes shall be provided with wire screening of not less than number sixteen (16) mesh or its equivalent, and shall be properly installed and maintained to prevent entry of insects. Hinged screen days when in use.
(4) With other inhalation equipment such as intermittent positive pressure breathing equipment, the entire resident breathing circuit, including nebulizers and humidifiers, shall be changed at least every seven (7) days.

7.9.2.71 PHYSICAL ENVIRONMENT:
A. GENERAL: The buildings of the nursing facility shall be constructed and maintained so that they are functional for diagnosis and treatment and for the delivery services appropriate to the needs of the community and with due for protecting the health and safety of the patients. The provisions of this section apply to all new, remodeled and existing construction unless otherwise noted. Existing waivers at the time these regulations are enacted would continue to be accepted unless it is determined that the facility is unable to protect the health and safety of the resident.

B. DEFINITIONS: The definitions in the applicable life safety code required under these regulations apply to this subchapter. In addition, in this subchapter:
(1) Existing construction: means a building which is in place or is being constructed with plans approved by the department prior to the effective date of this chapter.
(2) Life safety code: means the National Fire Protection Association's standard 101.
(3) **1981 Code**: means facilities with construction plans first approved by the Department on or after November 26, 1982, shall be free from dangerous accumulations of combustible materials. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.

(4) **Fire safety evaluation system**: means a proposed or existing facility not meeting all requirements of the applicable life safety code shall be considered in compliance if it achieves a passing score on the Fire Safety Evaluation System (FSES), developed by the United State Department of Commerce, National Bureau of Standards, to establish safety equivalencies under the Life Safety Code.

(5) **New construction**: means construction for the first time of any building or addition to an existing building, the plans for which are approved after the effective date of this chapter.

(6) **Remodeling**: means to make over or rebuild any portion of a building or structure and thereby modify its structural strength, fire hazard character, exists, heating and ventilating system, electrical system or internal circulation, as previously approved by the Department. Where exterior walls are in place but interior walls are not in place at the time of the effective date of this chapter, construction of interior walls shall be considered remodeling. “Remodeling” does not include repairs necessary for the maintenance of a building structure.

**C. APPROVALS:** The facility shall keep documentation of approvals on file in the facility following all inspections by state and local authorities.

**D. FIRE PROTECTION:**

(1) **Basic responsibility**: The facility shall provide fire protection adequate to ensure the safety of patients, staff and others on the premises. Necessary safeguards such as extinguishers, sprinkling and detection devices, fire and smoke barriers, and ventilation control barriers shall be installed to ensure rapid and effective fire and smoke control.

(2) **New construction**: Any new construction or remodeling shall meet the applicable provisions of the 1981 edition of the Life Safety Code.

(3) **Existing facilities**: Any existing facility shall be considered to have met the requirements of this subsection if, prior to the promulgation of this chapter, the facility complied with and continues to comply with the applicable provisions of the 1967, 1973, or 1981 edition of the Life Safety Code, with or without waivers.

(4) **Equivalent Compliance**: An existing facility that does not meet all requirements of the applicable Life Safety Code may be considered in compliance with it if it achieves a passing score on the Fire Safety Evaluation System (FSES) developed by the U.S. Department of Commerce National Bureau of Standard, to establish safety equivalencies under the Life Safety Code.


**E. GENERAL CONSTRUCTION:** All capital investment plans subject to these regulations, shall be submitted to the Department for review and approval.

(1) One copy of preliminary or schematic plans shall be submitted to the Department for review and approval.

(2) One copy of final plans and specifications which are used for bidding purposes shall be submitted to the Department for review and approval before construction is started. Plans must be prepared and stamped by an architect registered in the State of New Mexico.

(3) If on-site construction above the foundation is not started within twelve (12) months of the date of approval of the final plans and specifications, the approval under these regulations shall be void and the plans and specifications shall be resubmitted for reconsideration of approval.

(4) Any changes in the approved final plans affecting the application of the requirements of this subchapter shall be shown on the approved final plans and shall be submitted to the Department for approval before construction is undertaken. The Department shall notify the facility in writing of any conflict with this subchapter found in its review of modified plans and specifications.

(5) **General**: Projects involving alterations of and additions to existing buildings shall be programmed and phased so that on-site construction will minimize disruptions of existing
functions. Access, exit ways, and fire protection shall be so maintained that the safety of the occupants will not jeopardized during construction.

(6) Minimum requirements: All requirements listed in New Construction, relating to new construction projects, are applicable to renovation projects involving additions or alterations, except that when existing conditions make changes impractical to accomplish, minor deviations from functional requirements may be permitted if the intent of the requirements is met and if the care and safety of patients will not be jeopardized.

(7) Non-conforming conditions: When doing renovation work, if it is found to be unfeasible to correct all of the nonconforming conditions in the existing facility in accordance with these standards, acceptable compliance status may be recognized by the Licensing Agency if the operation of the facility, necessary access by the handicapped, and safety of the patients, are not jeopardized by the remaining non-conforming conditions.

(8) Note #1: Plan approval by Construction Industries Division, labor and human relations under these regulations is also required for any new construction or remodeling.

(9) Note #2: Copies of the 1967, 1973, and 1981 Life Safety Codes and related codes can be obtained from the National Fire Protection Association, Battery March Park, Quincy, PA 02269.

F. CONSTRUCTIONS AND INSPECTIONS:

(1) General: Construction, other than minor alterations, shall not be commenced until plan-review deficiencies have been satisfactorily resolved.

(a) The completed construction shall be in compliance with the approved drawings and specifications, including all addenda or modifications approved for the project.

(b) A final inspection of the facility will be scheduled for the purpose of verifying compliance with the approved drawings and specifications including all addenda or modifications approved for the project.

(2) In addition to compliance with these standards, all other applicable building codes, ordinances, and regulations under city, county, or other state agency jurisdiction shall be observed. Compliance with local codes shall be prerequisite for licensing. In areas not subject to local building codes, the state building codes, as adopted, shall apply insofar as such codes are not in conflict with these standards.

(a) New Construction is governed by the current editions of the following Codes Standards:

(b) Uniform Building Code (UBC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), National Fire Protection Association Standards (NFPA), American National Standard Institute (ANSI), American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), Department of Health and Human Services (DHHS) Guidelines for Construction and Equipment of Hospital and Medical Facilities.

G. RESIDENT SAFETY AND DISASTER PLAN:

(1) Disaster Plan:

(a) Each facility shall have a written procedure which shall be followed in case of fire or other disasters, and which shall specify persons to be notified, locations of alarm signals and fire extinguishers, evacuation routes, procedures for evacuating helpless residents, frequency of fire drills and assignment of specific tasks and responsibilities to the personnel of each shift and each discipline.

(b) The plan developed by the facility shall be submitted to qualified fire and safety experts, including the local fire authority, for review and approval. The facility shall maintain documentation of approval by the reviewing authority.

(c) All employees shall be oriented to this plan and trained to perform assigned tasks.

(d) The plan shall be available at each nursing station.

(e) The plans shall include a diagram of the immediate floor area showing the exits, fire alarm stations, evacuation routes and location of fire extinguishers. The diagram shall be posted in conspicuous locations in the corridor throughout the facility.
(2) Drills: Fire drills shall be held at irregular intervals at least four (4) times a year on each shift and the plan shall be reviewed and modified as necessary. Records of drills and dates of drills shall be maintained.

(3) Fire inspections: The administrator of the facility shall arrange for fire protection as follows:
   (a) At least annual inspection of the facility shall be made by the local fire inspection authorities. Signed certificates of such inspections shall be kept on file in the facility.
   (b) Certification by the local fire authority as to the fire safety of the facility and to the adequacy of a written fire plan for orderly evacuation of residents shall be obtained and kept on file in the facility.
   (c) Where the facility is located in a city, village, or township that does not have an official established fire department, the licensee shall obtain and maintain a continuing contract for fire protection service with the nearest municipality providing such service. A certification of the existence of such contract shall be kept on file in the facility.

(4) Fire equipment: All fire protection equipment shall be maintained in readily usable condition and inspected annually. In addition to any other equipment, a fire extinguisher suitable for grease fires shall be provided in or adjacent to the kitchen. Each extinguisher shall be provided with a tag for the date of inspection.

(5) Fire Report: All incidents of fire in a facility shall be reported to the department within seventytwo (72) hours.

(6) Smoking: Smoking by residents shall be permitted only in designated areas supervised in accordance with the conditions, needs, and safety of residents.

(7) Prevention of ignition: Heating devices and piping shall be designed or enclosed to prevent the ignition of clothing or furniture.

(8) Floor coverings: Scatter rugs and highly polished, slippery floors are prohibited, except for nonslip entrance mats. All floor coverings and edging shall be securely fastened to the floor or so constructed that they are free of hazards such as curled and broken edges.

(9) Roads and sidewalks: The ambulatory and vehicular access to the facility shall be kept passable and open at all times of the year. Sidewalks, drives, fire escapes, and entrances shall be kept free of ice, snow, and other obstructions.

H. SAFETY AND SYSTEMS:

(1) Maintenance: The building shall be maintained in good repair and kept free of hazards such as those created by any damaged or defective building equipment.

(2) Corridors:
   (a) Handrails. Corridors used by residents shall be equipped with handrails firmly secured on each side of the corridor.
   (b) Size. All corridors in resident use areas shall be at least eight (8) feet wide.

(3) Doors:
   (a) Size. Doors to residents’ rooms shall not be less than three (3) feet eight (8) inches wide and six (6) feet eight (8) inches in height, and shall be at least one and three-quarter inches solid core wood or equivalent construction.
   (b) Latches. Each designated fire exit door shall have such latches or hardware that the door can be opened from the inside by pushing against a single bar or plate or by turning a single knob or handle.
   (c) Locks. Locks on exit doors from the building and from nursing areas and wards may not be hooked or locked to prevent exit from the inside, shall be installed on the door of the resident’s room, unless the lock is operable from inside the room with a simple one-hand, one-motion operation without the use of a key unless the resident is confined; a master-key is available to emergency personnel such as the fire department.
(4) Toilet room doors: Resident toilet room doors shall be not less than three (3) feet zero (0) inches by six (6) feet eight (8) inches, and shall not swing into the toilet room unless they are provided with two way hardware.

(5) Thresholds: Raised thresholds which cannot be traversed easily by a bed on wheels, a wheelchair, a drug cart, or other equipment on wheels shall not be used.

I. EMERGENCY POWER: Emergency electrical service with an independent power source which covers lighting as nursing stations, telephone switchboards, exit and corridor lights, boiler room, and fire alarm systems, shall be provided. The service may be battery operated if effective for at least four (4) hours.

J. FIRE PROTECTION:

(1) Carpeting: Carpeting shall not be installed in rooms used primarily for the following purposes: food preparation and storage, dish and utensil washing, soiled utility workroom, janitor closet, laundry processing, hydro-therapy, toilet and bathing, resident isolation, and resident examination.

(2) Carpet fireproofing: Carpeting, including underlying padding, if any, shall have a flamespread rating of seventy-five (75) or less when tested in accordance with standard 255 of the National Fire Protection Association (NFPA), or a critical radiant flux of more than 0.45 watts per square centimeter when tested in accordance with NFPA standard 253, 1978 edition. Certified proof by the manufacturer of the aforementioned test for the specific product shall be available in the facility. Certification by the installer that the material installed is the product referred to in the test shall be obtained by the facility. Carpeting shall not be applied to walls in any case except where the flamespread rating can be shown to twenty-five (25) or less.

(3) Acoustical tile: Acoustical tile shall be non-combustible.

(4) Wastebaskets: Wastebaskets shall be of non-combustible materials.

(5) Vertical exit stairways: At least one interior exit stairway shall be provided to that an enclosed protected path of at least one-hour fire resistive construction is available for occupants to proceed with safety to the exterior of the facility.

(6) Housing blind, non-ambulatory, or handicapped residents: In an existing facility of two (2) or more stories which is not of at least two-hour fire resistive construction, blind, non-ambulatory, or physically handicapped residents shall not be housed above the street level floor unless the facility is either of one-hour protected non-combustible construction (as defined in national fire protection standard 200), fully sprinklered one-hour protected ordinary construction, or fully sprinklered one-hour protected wood frame construction.

(7) Storage of oxygen: Oxygen tanks, when not in use, shall be stored in a ventilated closet designated for that purpose only or stored outside the building of the home in an enclosed secured area. Oxygen storage areas must comply with NFPA 99.

K. SPRINKLERS FOR FIRE PROTECTION: Facilities shall have automatic sprinkler protection throughout buildings. In the event of an addition to, or remodeling of a facility, the entire facility shall have automatic sprinkler protection throughout unless there is a two (2) hour fire rated partition wall between the old and new construction, in which case only the new or remodeled area shall be sprinklered.

L. MECHANICAL SYSTEMS:

(1) Water supply:

(a) A portable water supply shall be available at all times. If a public water supply is available, it shall be used. If a public water supply is not available, the well or wells shall comply with applicable regulations.

(b) An adequate supply of hot water shall be available at all times. The temperature of hot water at plumbing fixtures used by residents may not exceed 110 degrees Fahrenheit (43 degrees C.) and shall be automatically regulated by control valves or by another approved device.
(2) Sewage disposal: All sewage shall be discharged into a municipal sewage system if available. Otherwise, the sewage shall be collected, treated, and disposed of by means of an independent sewage system approved under applicable state law and local authority.

(3) Plumbing: The plumbing for potable water and drainage for the disposal of excreta, infectious discharge, and wastes shall comply with applicable state plumbing standards.

(4) Heating and air conditioning:
(a) The heating and air conditioning systems shall be capable of maintaining adequate temperatures and providing freedom from drafts.
(b) A minimum temperature of at least 70 degrees Fahrenheit (21 degrees C.) in all bedrooms and in all other areas used by residents, unless resident preference is documented for deviations.

(5) Incineration:
(a) Facilities for the incineration of soiled dressings and similar wastes, as well as garbage and refuse, shall be provided when other methods of disposal are not available.
(b) An incinerator shall not be flue fed nor shall any upper floor charging chute be connected with the combustion chamber.

(6) Telephone: There shall be at least one operational non-pay telephone on the premises and as many additional telephones as are deemed necessary in an emergency.

(7) General lighting:
(a) Adequate lighting shall be provided in all areas of the facility. Lighting shall be of a type that does not produce discomfort due to high brightness, glare or reflecting surface. No candles, oil lanterns, or other open flame method of illumination may be used.
(b) Facilities shall have lighting during the evening and night hours that is commensurate with staff needs.

(8) Ventilation:
(a) The facility shall be well-ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel shall be provided with functioning mechanical ventilation to change the air on a basis commensurate with the type of occupancy.
(b) All inside bathrooms and toilet rooms shall have mechanical ventilation to the outside.
(c) Mechanical ventilation shall be provided to the resident area corridors, solaria, dining, living and recreation areas, and nursing stations. These areas shall be under positive pressure;
(d) All rooms in which food is stored, prepared or served, or in which utensils are washed shall be well-ventilated. Refrigerated storage rooms need not be ventilated.
(e) Kitchens, bathrooms, utility rooms, janitor closets, and soiled linen rooms shall be ventilated.

(9) Elevators: At least one elevator shall be provided in the facility if resident beds or activities are located on more than one floor. The platform size of the elevator shall be large enough to hold a resident bed as and attendant.

(10) Electrical:
(a) In all facilities, non-conductive wall plates shall be provided where the system is not properly grounded.
(b) In new construction begun after the effective date of these regulations, at least two (2) duplex-type outlets shall be provided for each bed.

7.9.2.72 RESIDENTS' ROOMS:

A. ASSIGNMENT OF RESIDENTS: Residents co-habiting a double occupancy room or a ward shall be of the same sex unless residents are married, related, or are consenting adults.

B. LOCATION: No bedroom housing or resident shall:
(1) Open directly to a kitchen or laundry.
(2) Be located so that a person must pass through a resident’s bedroom, toilet room, or bathroom to gain access to any other part of the facility.
(3) Be located so that a person must pass through a kitchen or laundry to gain access to the resident's room or other part of the facility.

C. ACCESS TO CORRIDOR AND OUTSIDE: Each bedroom shall have direct access to a corridor and outside exposure with the floor at or above grade level.

D. SIZE:
(1) The minimum floor area per bed shall be one hundred (100) square feet in single rooms and eighty (80) square feet per bed in multiple bedrooms, exclusive of vestibule, closets, built-in vanity and wardrobe, toilet rooms and built-in lockers. The department may waive this requirement in individual cases where the facility has demonstrated in writing that such variations are in accordance with the particular needs of the residents and will not adversely affect their health and safety.
(2) Resident rooms shall be large enough to permit the sides and feet of all beds to be not less than two (2) feet from the nearest walls.
(3) Ceilings shall be at least eight (8) feet in height.

E. WINDOWS: The bottom sill of windows in bedrooms shall be no more than three (3) feet from the floor.

F. BED CAPACITY: No rooms shall house more than four (4) beds.

G. BED ARRANGEMENTS: The beds shall be arranged so that the beds shall be at least three (3) feet apart and clear aisle space of at least three (3) feet from the entrance to the room to each bed shall be provided.

H. CLOSET SPACE: A closet or locker shall be provided for each resident in each bedroom. Closets or lockers shall afford a space of not less than fifteen (15) inches wide by eighteen (18) inches deep by five (5) feet in height for each resident bed.

I. CUBICLE CURTAINS: Each bed in a multiple-bed room shall have a flame retardant or flameproof cubicle curtain or an equivalent divider that will assure resident privacy.

J. ROOM IDENTIFICATION: Each bedroom shall be identified with a unique number placed on or near the door.

K. DESIGN AND PROXIMITY TO BATHS: Residents' bedrooms shall be designed and equipped for adequate nursing care and the comfort and privacy of residents. Each bedroom shall have or shall be conveniently located near adequate toilet and bathing facilities.

7.9.2.73 TOILET AND BATHING FACILITIES:
A. GENERAL: All lavatories required by this subsection shall have hot and cold running water. Toilets shall be water flushed and equipped with open front seats without lids.
(1) Toilet facilities shall be provided in conjunction with each resident's rooms, with not more than two (2) residents' rooms, and not more than four (4) beds per toilet room.
(2) One toilet and one lavatory for not more than four (4) residents shall be provided and separate facilities shall be provided for each sex.
(3) One tub or shower for every twenty (20) residents shall be provided. The bath or shower shall be located on the same floor as the residents served. Facilities for showering with a wheeled shower chair shall be provided.
(4) Every tub, shower, or toilet shall be separated in such a manner that it can be used independently and afford privacy.
(5) On floors where wheelchair residents are cared for, there shall be a toilet room large enough to accommodate a wheelchair and attendant.

B. EMPLOYEE AND FAMILY FACILITIES: Toilets, baths, and lavatories for use by employees or family members shall be separate from those used by residents.

C. GRAB BARS: Firmly secured grab ban shall be installed in every toilet and bathing compartment used by residents.
D. WHEELCHAIR FACILITIES:
(1) On floors housing residents who use wheelchairs, there shall be at least one toilet room large enough to accommodate wheelchairs.
(2) In all facilities licensed for skilled care, a bathtub or shower room large enough to accommodate a wheelchair and attendant shall be provided.

E. The requirement of separate facilities for male and female residents is not applicable to facilities used by married couples sharing a room, or those referenced in Section 9.2.72.A if the facilities are not used by other residents.

7.9.2.74 NURSING FACILITIES:
A. ALL FACILITIES: Each facility shall have:
   (1) A medicine storage area.
   (2) Space for storage of linen, equipment, and supplies.
   (3) Utility rooms, which shall be located, designed and equipped to provide areas for the separate handling of clean and soiled linen, equipment, and supplies.
B. Each resident care area on each floor shall have:
   (1) A centrally located nurse station located to provide visual control of all resident room corridors; equipped with storage for records and charts, a desk or work counter, operational telephone, and nurse call system as required in Section 7.9.2.75.
   (2) A medicine preparation room immediately adjacent to the nurse station with a work counter, refrigerator, sink, and a well-lighted medicine cabinet with lock and space for medicine cart. The room shall be mechanically ventilated.
   (3) A soiled utility room with a flush-rim siphon jet service sink cabinet counter, and sink with hot and cold running water. The utility shall be mechanically ventilated and under negative pressure.
   (4) A cleaning area or room with a sink with hot and cold running water, counter, and cabinets.
   (5) Staff toilet and lavatory facilities separate from those of residents, near nursing station.
   (6) If a kitchen is not open at all times, a nourishment station with sink, hot and cold running water, refrigerator, and storage for serving between meal nourishment. Each station may service more than one nursing

7.9.2.75 NURSE CALL SYSTEM: A nurse call station shall be installed at each resident's bed, in each resident's toilet room, and at each bathtub and shower. The nurse call at the toilet, bath, and shower rooms shall be an emergency call equipped with pull cords of sufficient length to extend to within eighteen (18) inches off the floor. All calls shall register at the nurse station and shall actuate a visible signal in the corridor where visibility to corridors is obstructed at the room door. In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections. An emergency call station shall also be provided in any enclosed room used by residents.

7.9.2.76 DINING, RECREATION AND ACTIVITY AREAS:
A. MULTI-PURPOSE SPACE: The facility shall provide one or more furnished multi-purpose areas of adequate size for dining, diversional, and social activities of residents.
B. LOUNGE: At least one dayroom or lounge, shall be provided for use of the residents.
C. SIZE OF DINING ROOMS: Dining rooms shall be of sufficient size to seat all residents at no more than two (2) shifts. Dining tables and chairs shall be provided. TV trays or portable card tables shall not be used as dining tables.
D. SPACE: If a multi-purpose room is used for dining and diversional and social activities of residents, there shall be sufficient space to accommodate all activities and minimize their interference with each other.
E. TOTAL AREA: The combined floor space of dining, recreation, and activity areas shall not be less than twenty-five (25) square feet per bed. Solaria and lobby sitting areas, exclusive of traffic areas, shall be categorized as living room space.
7.9.2.77 FOOD SERVICE - GENERAL:
A. The facility shall have a kitchen or dietary area which shall be adequate to meet food service needs and shall be arranged and equipped for the refrigeration, storage and preparation, and serving of food, as well as for dish and utensil cleaning and refuse storage and removal.
B. Dietary areas shall comply with the local health or food handling codes. Food preparation space shall be arranged for the separation of functions and shall be located to permit efficient services to residents and shall not be used for non-dietary functions.
(1) Kitchen and dietary: Kitchen and dietary facilities shall be provided to meet food service needs and arranged and equipped for proper refrigeration, heating, storage, preparation, and serving of food. Adequate space shall be provided for proper refuse handling and washing of waste receptacles, and for storage of cleaning components.
(2) Traffic: Only traffic incidental to the receiving, preparation and serving of food and drink shall be permitted.
(3) Toilets: No toilet facilities may open directly into the kitchen.
(4) Food storage: Food day-storage space shall be provided adjacent to the kitchen and shall be ventilated to the outside.
(5) Handwashing: A separate handwashing sink with soap dispenser, single service towel dispenser, or other approved hand drying facility shall be located in the kitchen.
(6) Dishwashing: A separate dishwashing area, preferably a separate room, with mechanical ventilation shall be provided.
(7) Sink: At least a three-compartment sink shall be provided for washing, rinsing and sanitizing utensils, with adequate drainboards, at each end. In addition, a single-compartment sink located adjacent to the soiled utensil drainboard shall be available for prewashing. The additional sink may also be used for liquid waste disposal. The size of each sink compartment shall be adequate to permit immersion of at least fifty (50) percent of the largest utensil used. In lieu of the additional sink for prewashing, a well type garbage disposal with overhead spray wash may be provided.
(8) Mechanical dishwashers: Mechanical dishwashers and utensil washers, where provided, shall meet the requirements of the current approved list from the national sanitation foundation or equivalent with approval of the Department.
(9) Temperature: Temperature gauges shall be located in the wash compartment of all mechanical dishwashers and in the rinse water line at the machine of a spray-type mechanical dishwasher or in the rinse water tank of an immersion-type dishwasher. The temperature gauges shall be readily visible, fast-acting and accurate to plus or minus two (2) degrees Fahrenheit or one (1) degree (C.).
(10) Fire extinguishers: Approved automatic fire extinguishing equipment shall be provided in hoods and attached ducts above all food cooking equipment.
(11) Walls: The walls shall be of plaster or equivalent material with smooth, light-colored, nonabsorbent, and washable surface.
(12) Ceiling: The ceiling shall be of plaster or equivalent material with smooth, light-colored, nonabsorbent, washable, and seamless surface.
(13) Floors: The floors of all rooms, except the eating areas of dining rooms, in which food or drink is stored, prepared, or served, or in which utensils are washed, shall be of such construction as to be non-absorbent and easily cleaned.
(14) Screens: All room openings to the out-of-doors shall be effectively screened. Screen doors shall be self-closing.
(15) Lighting: All rooms in which food or drink is stored or prepared or in which utensils are washed shall be well lighted.
(16) Sewage contamination: Rooms subject to sewage or wastewater backflow or to condensation or leakage from overhead water or wastelines shall not be used for storage of food preparation unless provided with acceptable protection from such contamination.
A. GENERAL STORAGE: A general storage area shall be provided for supplies, equipment, and wheelchairs.

B. LINEN: Facilities shall provide a linen storage space or cabinet for each nursing unit.

7.9.2.79 FAMILY AND EMPLOYEE LIVING QUARTERS: Any family and employee living quarters shall be separate from the residents’ area.

7.9.2.80 EMPLOYEE FACILITIES: The following shall be provided for employees, and shall not be located in food preparation, food storage, utensil washing area or in resident’s rooms:

A. An area, room, or rooms for employee wraps, with lockers for purses and other personal belongings when on duty.

B. Handwashing lavatories with soap dispenser, single service towel dispenser, or other approved hand drying equipment.

C. Toilet facilities separate from those used by residents.

7.9.2.81 JANITOR FACILITIES: Facilities shall have a mechanically ventilated janitor closet of adequate size on each floor and in the food service area, equipped with hot and cold running water and a service sink or receptor.

7.9.2.82 LAUNDRY FACILITIES:

A. FACILITIES: A laundry room shall be provided unless commercial laundry facilities are used. Laundry facilities shall be located in areas separate from resident units and shall be provided with necessary washing and drying equipment.

B. WORK ROOM: When commercial laundries are used, a room for sorting, processing, and storing soiled linen shall be provided and shall have mechanical exhaust ventilation.

C. In addition to the requirements of Sections 7.9.2.82.A and 7.9.2.82.B, facilities shall have:

(1) A soiled linen sorting room separate from the laundry, which shall be mechanically ventilated and under negative pressure.

(2) A lavatory with both hot and cold running water, soap, and individual towels in the laundry area.

7.9.2.83 ISOLATION: For every one hundred (100) beds or fraction thereof, facilities shall have available one separate room, equipped with separate toilet, handwashing, and bathing facilities, for the temporary isolation of a resident. The isolation room bed shall be considered part of the licensed bed capacity of the facility.

7.9.2.84 ADMINISTRATION AND ACTIVITY AREAS:

A. ADMINISTRATION AND RESIDENT ACTIVITY AREAS: Administration and resident activities areas shall be provided. The sizes of the various areas will depend upon the requirements of the facility. Some functions allotted separate spaces or rooms under Section 7.9.2.84B may be combined, provided that the resulting plan will not compromise acceptable standards of safety, medical and nursing practices, and the social needs of residents.

B. Administration department areas shall include:

(1) Business office.
(2) Lobby and information center.
(3) Office of administrator.
(4) Admitting and medical records area.
(5) Public and staff toilet room.
(6) Office of director of nurses; and
(7) In-service training area.

C. Resident activities areas shall include:

(1) Occupational therapy.
(2) Physical therapy.
(3) Activity area; and
(4) Beauty and barber shop.
[5-2-89; 7.9.2.84 NMAC - Rn, 7 NMAC 9.2.84, 8-31-00]

7.9.2.85 MIXED OCCUPANCY: Rooms or areas within the facility may be used for occupancy by 
individuals other than residents and facility staff if the following conditions are met:
A. The use of these rooms does not interfere with the services provided to the residents; and
B. The administrator takes reasonable steps to ensure that the health and safety and rights of the 
residents are protected.

7.9.2.86 LOCATION AND SITE:
A. ZONING: The site shall adhere to local zoning regulations.
B. OUTDOOR AREAS: Areas shall be provided for outdoor recreation area, exclusive of driveways 
and parking area.
C. PARKING: Space for off-street parking for staff and visitors shall be provided.
[5-2-89, 7-1-60; 7.9.2.86 NMAC - Rn, 7 NMAC 9.2.86, 8-31-00]

7.9.2.87 SUBMISSION OF PLANS AND SPECIFICATIONS:
For all new construction:
A. One copy of schematic and preliminary plans shall be submitted to the Department for review 
and approval of the functional layout.
B. One copy of working plans and specifications shall be submitted to and approved by the 
Department before construction is begun. The Department shall notify the facility in writing of any 
divergence in the plans and specifications, as submitted, from the prevailing rules.
C. The plans specified in Section 7.9.2.87 shall show the general arrangement of the buildings, 
including a room schedule and fixed equipment for each room and a listing of room numbers, 
together with other pertinent information. Plans submitted shall be drawn to scale.
D. Any changes in the approved working plans affecting the application of the requirements herein 
established shall be shown on the approved working plans and shall be submitted to the 
Department for approval before construction is undertaken. The Department shall notify the facility 
in writing of any divergence in the plans and specifications as submitted, from the prevailing rules.
E. If on-site construction above the foundation is not started within six (6) months of the date of 
approval of the working plans and specifications under Section 7.9.2.87.B, the approval shall be 
void and the plans and specifications shall be resubmitted for reconsideration of approval.
F. If there are no divergences from the prevailing rules, the Department shall provide the facility 
with written approval of the plans as submitted.
forth or incorporated by reference into Part 711 of this Title, including, but not limited to, Chapter 19, "Existing Health Care Occupancies", of NFPA 101, Life Safety Code, 2000 edition, as referenced in section 711.2(a) of this Title.

Title: Section 713-1.3 - Nursing units
713-1.3 Nursing units.

Each nursing unit shall include the following service areas and shall meet the following minimum requirements:
(a) A nurses’ station.
(b) A nurses’ call system that can register a call from each resident’s bedside, toilet and bathing facilities to the nurses’ station. The call system shall also register a visual signal at each resident’s doorway, the clean room, soiled workroom and nourishment station on the nursing unit.
(c) A minimum of one clean utility room and one soiled utility room on each resident floor.
(d) A storage and preparation area for drugs and biologicals.
(e) Storage area, adequate for resident needs and equipment. This space may be located in any accessible section of the facility.
(f) There shall be a maximum of four certified beds in any resident bedroom.
(g) Single resident bedrooms shall have a minimum usable floor area of one hundred square feet per bed, exclusive of closets, toilets and vestibules. Multi-resident bedrooms shall have a minimum usable floor area of eighty square feet per bed, exclusive of closets, toilets and vestibules.
(h) Resident bedrooms shall be designed and equipped for adequate nursing care, comfort and privacy of the residents and shall comply with the following:
   (1) Placement of residents’ beds shall be such that a bed may be approached from at least one side and one end. No bed shall be closer than three feet to a window, radiator, or an adjacent bed.
   (2) All beds in multi-resident rooms shall have flame-retardant cubicle curtains for resident privacy.
   (3) Resident bedrooms shall be arranged and furnished so that it shall be possible to move a resident from a bed to a stretcher and in or out of the room without moving other beds in the room.
   (4) A closet or locker, measuring at least eighteen inches by eighteen inches by sixty inches high or the equivalent thereof, acceptable to the department, shall be provided for each resident and shall be located within, or directly adjacent to each resident bedroom.
   (5) A handwashing facility shall be provided within or adjacent to each resident bedroom.
   (6) Every resident bedroom shall have an exit access door leading directly to a corridor, which leads to an exit. One adjacent room may intervene, but this shall be limited to a lounge or anteroom.
   (i) Each resident bedroom shall be equipped with or shall be conveniently located near adequate toilet and bathing facilities. Centralized toilets and bathing facilities, if provided, shall be on the same floor as the resident bedrooms served. At least one centralized toilet shall be provided for every eight resident beds in rooms without adjacent toilet facilities to serve the occupants of the room.
   (j) Each resident bedroom shall have direct access to an outside exposure. Windowsills shall not be higher than three feet above the finished floor, and shall be above grade.

Title: Section 713-1.4 - Isolation rooms
713-1.4 Isolation rooms.

A nursing home shall have at least one single bed isolation room that is ventilated to the outside and includes a private toilet and handwashing facilities, equipped with other than hand controls.

Title: Section 713-1.5 - Treatment, examination and personal care rooms
713-1.5 Treatment, examination and personal care rooms.

(a) A nursing home shall have at least one treatment or examining room that is accessible to all residents by means of a corridor or elevator, and equipped with a handwashing facility. A treatment room shall not be required in a facility where all resident rooms are in single rooms.
(b) A nursing home shall have a minimum of one personal care room.
**Title:** Section 713-1.6 - Nutrition and dining services

713-1.6 Nutrition and dining services.

(a) A nursing home shall have at least one room of adequate size and appropriately furnished and designed for resident dining and other resident activities. If a multipurpose room is used for dining and other resident activities, there shall be sufficient space to accommodate all activities and prevent their interference with each other.

(b) Kitchen and dietary service areas shall comply with the requirements set forth in Part 14 of this Title (State Sanitary Code).

**Title:** Section 713-1.7 - Administrative areas and elevators

713-1.7 Administrative areas and elevators.

(a) Office space shall be provided as required by the size of the facility, and the number of persons employed in administrative positions, to be used for business transactions, medical records and administration and admitting and discharge. Space shall also be provided for use by the director of nursing services. At least one toilet and lavatory shall be provided for staff and public use.

(b) Nursing home facilities shall include elevators as follows:

1. Facilities with certified resident beds or resident services on two or more floors shall provide at least one elevator.
2. Facilities with one hundred one to two hundred certified beds above the first floor shall provide at least two elevators.
3. Facilities with more than two hundred certified beds above the first floor shall provide at least three elevators.
4. The minimum platform size of a single elevator, where such elevator is required, shall measure at least four feet six inches by seven feet. Where a second elevator is required by this section, its platform shall measure at least four feet by six feet.

**Title:** Section 713-1.8 - Details and finishes

713-1.8 Details and finishes.

Details and finishes shall comply with the requirements set forth in section 712.-1.26 of this Title and with the following:

(a) Corridors used by residents shall be equipped with firmly secured handrails on both sides.

(b) Resident toilets and bathing facilities shall be equipped with grab bars, firmly secured to the walls and/or fixtures, for the convenient use of the residents.

(c) All floor, ceiling and wall surfaces shall be easily cleanable, and designed for the maintenance of a comfortable, sanitary environment for each resident. This shall not apply to ceilings in boiler rooms, mechanical and building equipment rooms, administration and similar spaces that are not typically occupied by residents.

(d) At least one janitor’s closet shall be provided in each facility.

**Title:** Section 713-1.9 - Mechanical requirements

713-1.9 Mechanical requirements.

(a) Boilers shall have the capacity to supply the normal requirements of all steam and hot water systems and equipment. The number and arrangement of boilers shall be such that when one boiler breaks down or when routine maintenance requires that one boiler be temporarily taken out of service, the capacity of the remaining boilers shall be at least seventy percent of the total required capacity.

(b) The heating system shall be capable of maintaining all occupied areas at a minimum temperature of seventy-five degrees Fahrenheit.

(c) Resident bedrooms shall have operable windows that can be used for ventilation.

(d) Bathing rooms, soiled workrooms, soiled linen rooms and janitors’ closets shall have mechanical exhaust ventilation or a wall or, if approved by the department, window exhaust fan with back-draft louvers.
(e) Toilet rooms and physical therapy rooms shall have mechanical exhaust or window exhaust fan with back-draft louvers or, if approved by the department, operable windows which can be used for ventilation.

(f) Kitchen areas shall have a mechanical ventilating system to maintain an equal supply and exhaust and a minimum of ten air changes per hour. Dishwashing areas shall have an exhaust system with a minimum of ten air changes per hour. If all outside air is used, a filter with at least thirty five percent efficiency shall be installed in the system. Supply air for the dishwashing area may be taken from the kitchen. All exhaust air shall be discharged directly to the outdoors.

(g) Supply air for central ventilation systems for resident care areas using outdoor air shall be equipped with filters having an efficiency of thirty five percent.

(h) Nursing homes shall include an incinerator to treat infectious wastes or other department approved methods of infectious waste disposal. Incinerators and refuse chutes shall comply with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, as referenced in section 711.2(a) of this Title, and shall meet the requirements for approval of the Department of Environmental Conservation.

(i) All handwashing fixtures used by medical and nursing staff and food handlers shall be trimmed with valves that can be operated without the use of hands. Hand operated faucets may be fitted on lavatories in residents' rooms and residents’ toilets.

(j) Bedpan-flushing devices shall be provided on each resident floor.

(k) Vacuum breakers shall be installed on hose bibs and on all fixtures to which hoses or tubing can be attached, such as janitor’s sinks and bedpan-flushing attachments.

(l) Water supply systems shall be provided to supply water at sufficient pressure to operate all fixtures and equipment.

(m) Domestic hot water systems shall provide adequate hot water at each outlet at all times. Hot water temperature at fixtures used by residents shall not exceed one hundred ten degrees Fahrenheit.

(n) Building sewers shall discharge into a community sewerage system, if available, or a department approved sewage treatment system.

Title: Section 713-1.10 - Electrical requirements
713-1.10 Electrical requirements.

(a) Each resident bedroom shall have at least one duplex electrical receptacle per bed and an additional receptacle on another wall. If electric beds are used, an additional receptacle is required at the head of each bed. Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors.

(b) Resident rooms shall have general lighting and night lighting; a reading light shall be provided for each resident.

(c) An emergency generator shall be provided that is capable of providing energy to operate the following: lighting for all means of egress; equipment to maintain fire detection, alarm and extinguishing systems; life-support systems; water, sewage and sump pumps; refrigerators and freezers; and, minimal general lighting, and heating. In facilities with all-electric kitchens, a ratio of three duplex receptacles per nursing unit shall be provided in the kitchen for food preparation unless a prior approved emergency food preparation plan is in effect.

(d) Fire signal systems consisting of an electrically supervised fire alarm system and a detection system shall be provided as follows:

(1) The fire alarm signal shall be coded to indicate location of the station operated and shall be connected to the fire department protecting the facility or to a central station. Any alarm signal in the system shall sound a general alarm audible throughout the facility.

(2) A coded fire detection system that is connected to the fire alarm system of the facility shall be provided in boiler rooms and attached garages.
(3) Each resident sleeping room shall be protected by an automatic smoke and heat detection system that includes an approved and operational automatic smoke and heat detector in such room. A facility with one or more resident sleeping rooms that are protected by an automatic smoke detection system, but do not have an automatic heat detection system, and otherwise complies with the requirements of this subparagraph, shall not be required to add an automatic heat detector to such system in such rooms.

Title: Section 713-1.11 - Requirements for long term ventilator programs
713-1.11 Requirements for long term ventilator programs.
(a) Each bedroom occupied by a resident receiving ventilator care shall comply with applicable criteria set forth in section 713-1.3 of this Subpart and shall include the following:
(1) adequate space for a bedside mechanical ventilator for each bed;
(2) adequate space for wheelchair access to all functional areas of the room as well as for its storage and parking when not in use;
(3) adequate space for oxygen administration and suction equipment for each resident;
(4) a wheelchair accessible toilet room with adequate space for staff to assist residents; and,
(5) at least one duplex outlet per bed that is connected to the emergency electrical service.
(b) One isolation room shall be provided on each nursing unit where ventilator dependent residents are housed.
(c) Facilities with long term ventilator programs shall provide:
(1) a conference room for in-service education and training of respiratory care staff;
(2) an easily accessible treatment room equipped with facilities for the administration of oxygen and suction;
(3) adequate office space for staff serving ventilator dependent residents;
(4) adequate storage and maintenance space to ensure routine servicing of ventilators and related equipment;
(5) dining space that is wheelchair accessible; and,
(6) adequate therapy space for respiratory rehabilitation.

Title: SubPart 713-2 - Standards for nursing home construction projects completed or approved between August 25, 1975 and July 1, 1990
SUBPART 713-2 STANDARDS FOR NURSING HOME CONSTRUCTION PROJECTS COMPLETED OR APPROVED BETWEEN AUGUST 25, 1975 AND JULY 1, 1990
(Statutory authority: Public Health Law Section 2803)
Title: Section 713-2.1 – Applicability
713-2.1 Applicability.
(a) This Subpart sets forth minimum construction and physical environment standards applicable to:
(1) nursing home facilities built and to portions of nursing home facilities renovated or altered pursuant to department or commissioner approval granted between August 25, 1975 and July 1, 1990; and
(2) other nursing home facility construction projects that did not require department or commissioner approval and were completed between August 25, 1975 and July 1, 1990.
(b) This Subpart applies to skilled nursing facilities. Chronic disease hospitals shall comply with the requirements for general hospitals set forth in Part 712 of this Title, except that the functional requirements shall be modified as required by the department, to satisfy the specific needs of the chronic disease program.

Title: Section 713-2.2 - Pertinent standards
713-2.2 Pertinent standards.
Nursing homes shall comply with all pertinent requirements, technical standards and codes set forth or incorporated by reference into Part 711 of this Title, including, but not limited to, Chapter
19, "Existing Health Care Occupancies", of NFPA 101, Life Safety Code, 2000 edition, which is referenced in more detail in section 711.2(a) of this Title.

**Title:** Section 713-2.3 - Minimum bed capacities

713-2.3 Minimum bed capacities.

Unless the commissioner approves fewer beds, a nursing home unit of a hospital shall have a minimum of thirty certified beds and a freestanding nursing home facility shall have a minimum of sixty certified beds.

**Title:** Section 713-2.4 - Space and area requirements

713-2.4 Space and area requirements.

The commissioner may approve modifications or deletions in space requirements set forth in this Subpart when nursing home services or facilities are permitted to be shared. The sizes of the various departments will depend upon program requirements and organization of services within the facility. Some functions requiring separate spaces or rooms may be combined, provided that the resulting plan will not compromise the best standards of safety and of medical and nursing practices.

**Title:** Section 713-2.5 - Nursing units

713-2.5 Nursing units.

(a) The number of certified beds on a nursing unit shall not exceed sixty unless additional services are provided. At least two-thirds of the total certified beds in any facility shall be located in rooms designed for one or two beds. At least one-tenth of the total certified beds in any facility shall be located in single bedrooms, each equipped with a private bath and toilet.

(b) Each resident bedroom shall meet the following requirements:

(1) The maximum room capacity shall be four residents.

(2) The minimum room areas exclusive of toilet rooms, closets, lockers, wardrobes, alcoves, or vestibules shall be one hundred twenty five square feet in single bedrooms and one hundred square feet per bed in multi-bed rooms.

(3) Each room shall have a window that can be opened without the use of tools. The windowsills shall not be higher than three feet above the finished floor and shall be above grade.

(4) A nurses' calling system shall be provided.

(5) One lavatory shall be provided in each resident room. The lavatory may be omitted from a single or a double bedroom when a lavatory is located in an adjoining toilet room, which serves that room only.

(6) Each resident shall have access to a toilet room without entering the general corridor area. One toilet room shall serve no more than four certified beds and no more than two resident rooms. The toilet room shall contain a water closet and a lavatory. The lavatory may be omitted only from a toilet room that serves not more than two single bedrooms if each such single bedroom contains a lavatory.

(7) Each resident shall have a wardrobe, locker, or closet with minimum clear dimensions of one foot ten inches by one foot eight inches. An adjustable clothes rod and shelf shall be provided.

(8) Visual privacy shall be provided for each resident in multi-bed rooms with noncombustible cubicle curtains.

(9) No resident bedroom shall be located more than one hundred twenty feet from the soiled workroom or the soiled holding room, or the clean work room or clean holding room.

(c) The following service areas shall be located in or be readily available to each nursing unit:

(1) A nurses’ station with space for nurses’ charting, doctors’ charting, and storage for administrative supplies.

(2) A lounge and toilet room(s) for nursing staff.

(3) Individual closets or compartments for the safekeeping of coats and personal effects of nursing personnel. These shall be located convenient to the duty station of personnel or in a central location.
(4) Nursing homes that do not have exclusively single bedrooms shall have a medical treatment and examination room for residents. This room shall have a minimum floor area of one hundred twenty square feet excluding space for vestibule, toilet, closets, and work counters, whether fixed or movable. The minimum room dimension shall be ten feet. The room shall contain a lavatory or sink equipped for handwashing; a work counter; storage facilities; and a desk, counter or shelf space for writing.

(5) A clean workroom with a work counter, handwashing, and storage facilities or a clean holding room that is part of a system for storage and distribution of clean and sterile supply materials. The clean holding room shall be similar to the clean workroom except that the work counter and handwashing facilities may be omitted.

(6) A soiled workroom that contains a clinical sink or equivalent flushing rim fixture, a sink equipped for handwashing, work counter, waste receptacle, and linen receptacle, or a soiled holding room that is part of an approved system for collection and disposal of soiled materials. The soiled holding room and shall be similar to the soiled workroom except that the clinical sink and work counter may be omitted.

(7) A medication preparation room, or self contained medication dispensing unit or a department approved medication dispensing system for the convenient and prompt twenty four hour distribution of medication to residents. If used, a medicine preparation room or unit shall be under the nursing staff’s visual control and contain a work counter, refrigerator, and locked storage for biologicals and drugs. A medication dispensing unit may be located at the nurses’ station, in the clean workroom, or in an alcove or other space under direct control of the nursing or pharmacy staff.

(8) A separate closet, designated area within the clean workroom or closed cart system for storage of clean linen. If a closed cart system is used, storage may be in an alcove.

(9) A nourishment station that contains a sink equipped for handwashing, equipment for serving nourishment between scheduled meals, a refrigerator and storage cabinets. Ice for residents’ service and treatment shall be provided only by ice-maker dispenser units.

(10) A storage room for equipment such as intravenous stands, inhalators, air mattresses, and walkers.

(11) An area out of the path of normal traffic for parking for stretchers and wheelchairs.

(12) At least one bathtub or shower for every twelve beds in rooms that are not otherwise served by bathing facilities. At least one bathtub shall be provided in each nursing unit. Each tub or shower shall be in a room or enclosure with space for the private use of the bathing fixture, for drying and dressing, and for a wheelchair and an attendant. Showers in central bathing facilities shall be at least four feet square, without curbs and designed to permit use by a wheelchair bound resident.

(13) Facilities for the sterilization of equipment and supplies.

(d) Residents' toilet facilities shall comply with the following:

(1) The minimum dimensions of a room containing only a water closet shall be three feet by six feet; additional space shall be provided if a lavatory is located within the same room. Water closets must be conveniently located and usable by wheelchair bound residents.

(2) At least one room with a lavatory and water closet on each nursing floor shall be provided for toilet training. It shall be accessible from the nursing corridor. A clearance of three feet shall be provided at the front and at each side of the water closet.

(3) A toilet room shall be accessible to each central bathing area without going through the general corridor. This may be arranged to serve as the required toilet training facility.

**Title:** Section 713-2.6 - Resident dining and recreation areas

**713-2.6 Resident dining and recreation areas.**

(a) Resident dining and recreation areas shall be not less than thirty square feet per certified bed for the first one hundred certified beds and twenty seven square feet per certified bed for all
certified beds in excess of one hundred. Additional space shall be provided for visitors who participate in an adult day health care program.
(b) Storage space shall be provided for recreational equipment, within or adjacent to dining room.
(c) Toilets for resident use shall be located within or immediately adjacent to the dining room.

**Title:** Section 713-2.7 - Physical therapy facilities
713-2.7 Physical therapy facilities.
Physical therapy facilities shall include the following:
(a) Treatment areas with space and equipment for thermotherapy, diathermy, ultrasound and hydrotherapy. Provision shall be made for cubicle curtains around each individual treatment area, handwashing facility(ies) (one lavatory or sink may serve more than one cubicle), and facilities for the collection of soiled linen and other material.
(b) An exercise area.
(c) Storage for clean linen, supplies, and equipment.
(d) Residents' dressing areas, showers, lockers, and toilet rooms, as may be required by the functional program approved by the department.
(e) A service sink.
(f) Wheelchair and stretcher storage.
(g) Office space.
(h) The requirements of subdivisions (c), (d), (e), (f) and (g) of this section may be planned and arranged for shared use by residents receiving occupational therapy and staff if the approved functional program reflects this sharing concept.

**Title:** Section 713-2.8 - Occupational therapy facilities
713-2.8 Occupational therapy facilities.
Occupational therapy facilities shall include the following:
(a) An activities area with a sink or lavatory and facilities for collection of waste products prior to disposal.
(b) Storage for supplies and equipment.
(c) Residents' toilet rooms, which may be shared with residents receiving physical therapy and staff, if the approved narrative program reflects this sharing concept.

**Title:** Section 713-2.9 - Personal care rooms
713-2.9 Personal care rooms.
A separate room shall be provided for hair care and grooming needs of residents.

**Title:** Section 713-2.10 - Dietary facilities
713-2.10
(a) Construction, equipment, and installation of dietary facilities shall comply with the standards in Part 14 of this Title (State Sanitary Code). Food service facilities shall be designed and equipped to meet the requirements of the narrative program. These may consist of an on-site conventional food preparation system, a convenience food service system, or an appropriate combination thereof.
(b) The following functional elements shall be provided in such size as required to implement the type of food service system selected:
(1) A control station for receiving food supplies.
(2) Storage space for four days’ supply including cold storage.
(3) Food preparation facilities as required by the narrative program. Conventional food preparation systems require space and equipment for preparing, cooking and baking. Convenience food service systems such as frozen prepared meals, bulk packaged entrees, individual packaged portions, or systems using contractual commissary services will require space and equipment for thawing, portioning, cooking, or baking.
(4) Handwashing facility(ies) in the food preparation area.
(5) Resident meal service space including facilities for tray assembly and distribution.
(6) Dining area for ambulatory residents, staff, and visitors.
(7) Ware washing in a room or an alcove separate from food preparation and serving areas. This shall include commercial-type dishwashing equipment. Space also shall be provided for receiving, scraping, sorting, and stacking soiled tableware and for transferring clean tableware to the using areas. A lavatory shall be conveniently available.

(8) Pot washing facilities.

(9) Sanitizing facilities and storage areas for cans, carts, and mobile tray conveyors. The sanitizing facilities may be combined with those required for linen services.

(10) Waste storage facilities in a separate room that is easily accessible to the outside for direct pickup or disposal.

(11) Office or suitable workspace for the dietitian or the dietary service manager.

(12) Toilets for dietary staff with handwashing facilities immediately available.

(13) A janitors’ closet located within the dietary department. It shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(14) Self-dispensing ice making facilities.

Title: Section 713-2.11 - Administration and public areas

713-2.11 Administration and public areas.

Administration and public areas shall include and comply with the following:

(a) An entrance at grade level, sheltered from the weather and able to accommodate wheelchairs.

(b) A lobby, which shall include:

(1) storage space for wheelchairs;

(2) a reception and information counter or desk;

(3) waiting space(s);

(4) public toilet facilities;

(5) public telephone(s); and

(6) drinking fountain(s).

(c) Interview space(s) for private interviews relating to social services, credit and admissions.

(d) General or individual office(s) for business transactions, medical and financial records, and administrative and professional staff.

(e) A multi-purpose room for conferences, meetings and health education purposes including facilities for showing visual aids.

(f) Storage for office equipment and supplies

Title: Section 713-2.12 - Linen services

713-2.12 Linen services.

(a) If linen is to be processed on the site, the following shall be provided:

(1) A laundry processing room with commercial-type equipment that can process seven days’ needs within a regularly scheduled work week. Handwashing facilities shall be provided.

(2) A soiled linen receiving, holding and sorting room with handwashing facilities.

(3) Storage for laundry supplies.

(4) A clean linen inspection and mending room or area.

(5) A clean linen storage, issuing and holding room area.

(6) A janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(7) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

(b) If linen is processed off the site, the following shall be provided:

(1) A soiled linen holding room.

(2) Clean linen receiving, holding, inspection and storage room(s).

(3) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.
Title: Section 713-2.13 - Central stores
713-2.13 Central stores.
General storage room(s) shall have a total area of not less than ten square feet per certified bed and shall generally be concentrated in one area.

Title: Section 713-2.14 - Employees' facilities
713-2.14 Employees' facilities.
In addition to employees' facilities such as locker rooms, lounges, toilets or shower facilities called for in certain departments, a sufficient number of such facilities as required to accommodate the needs of all personnel and volunteers shall be provided.

Title: Section 713-2.15 - Janitors' closets
713-2.15 Janitors' closets.
In addition to the janitors' closets called for in certain departments, sufficient janitors' closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

Title: Section 713-2.16 - Engineering service and equipment areas
713-2.16 Engineering service and equipment areas.
Engineering service and equipment areas shall include the following:
(a) equipment room(s), which shall consist of room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment;
(b) engineers' quarters providing office or suitable desk space for engineers;
(c) maintenance shop(s);
(d) storage room(s) for building maintenance supplies which may be part of maintenance shop in nursing homes of less than one hundred beds; and
(e) yard equipment storage which shall consist of a separate room or building for yard maintenance equipment and supplies.

Title: Section 713-2.17 - Waste processing facilities and services
713-2.17 Waste processing facilities and services.
(a) Space and facilities shall be provided for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, removal or by a combination of these techniques.
(b) A gas, electric or oil-fired incinerator shall be provided on site or by off-site shared services for the complete destruction of infectious waste. Infectious waste shall include, but shall not be limited to, dressings from open wounds, laboratory specimens, and all waste material from isolation rooms. If an incinerator is on site, it shall be located in a separate room or outdoors and shall meet the following requirements:
(1) Design and construction of incinerators and trash chutes shall be in accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment. Further details concerning this referenced material are contained in section 711.2(a) of this Title.
(2) Incinerators shall be designed and installed in accordance with the terms of the permit to construct, issued by the Department of Environmental Conservation.

Title: Section 713-2.18 - Details and finishes
713-2.18 Details and finishes.
A high degree of safety for the occupants shall be provided to minimize the incidence of accidents with special consideration for ambulatory residents to enhance their ability to care for themselves. Hazards such as sharp corners shall be avoided.
(a) Details shall comply with the following requirements:
(1) Compartmentation, corridors, widths, exits, automatic extinguishment systems, and other details relating to fire prevention and fire protection shall comply with requirements applicable to
details concerning this referenced material are contained in section 711.2(a) of this Title.
(2) Items such as drinking fountains, telephone booths, vending machines, and portable equipment
shall be located so as not to restrict corridor traffic or reduce the corridor width below the required
minimum.
(3) All rooms containing bathtubs, sitz baths, showers and water closets that are used or subject to
occupancy by residents shall be equipped with doors and hardware that permit access from the
outside in any emergency. When such rooms have only one opening or are small, the doors shall be
capable of opening outwards or be otherwise designed to be opened without need to push against a
resident who may have collapsed within the room.
(4) The minimum width of all doors to rooms needing access for beds or stretchers shall be three
feet eight inches. Doors to resident toilet rooms and other rooms needing access for wheelchairs
shall have a minimum width of two feet ten inches.
(5) Doors on all openings between corridors and rooms or spaces subject to occupancy, except
elevator doors, shall be swing type. Openings to showers, baths, residents’ toilets, and other small
wet-type areas not subject to fire hazard are exempt from this requirement.
(6) Windows and other doors which may be frequently left in an open position shall be provided
with insect screens.
(7) Windows shall be designed to prevent accidental falls when open, or shall be provided with
security screens.
(8) Except for doors to spaces that are not subject to occupancy such as small closets, all doors shall
not swing into corridors in a manner that might obstruct traffic flow or reduce the required
corridor width. Large walk-in type closets are considered spaces subject to occupancy.
(9) Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within
eighteen inches of the floor, thereby creating possibility of accidental breakage by pedestrian
traffic, shall be glazed with safety glass, wire glass, or plastic glazing material that will resist
breaking and will not create dangerous cutting edges when broken. Similar materials shall be used
in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety.
Glazing materials as noted above shall be used for shower doors and bath enclosures.
(10) Where labeled fire doors are required, these shall be certified by an independent testing
laboratory as meeting the construction requirements equal to those for fire doors in NFPA 80,
Standard for Fire Doors and Fire Windows, 1999 edition. Reference to a labeled door shall be
construed to include labeled frame and hardware. Further details concerning the material
referenced herein are contained in section 711.2(a) of this Title.
(11) Elevator shaft openings shall have Class B 1-1/2-hour labeled fire doors.
(12) Linen and refuse chutes shall meet or exceed the following requirements:
   (i) Service openings to chutes shall not be located in corridors or passageways but shall be
       located in a room of construction having a fire resistance of not less than two hours. Doors
to such rooms shall be not less than Class B 1-1/2-hour labeled fire doors.
   (ii) Service openings to chutes shall be approved self-closing Class B 1-1/2-hour labeled fire
doors.
   (iii) Minimum cross-sectional dimension of gravity chutes shall be not less than two feet.
   (iv) Chutes shall discharge directly into collection rooms separate from incinerators,
       laundry, or other services. Separate collection rooms shall be provided for trash and for
       linen. The enclosure construction for such rooms shall have a fire resistance of not less than
two hours, and the doors thereto shall be not less than Class B 1-1/2 fire doors.
   (v) Gravity chutes shall extend through the roof with provisions for continuous ventilation
       as well as for fire and smoke ventilation. Openings for fire and smoke ventilation shall have
       an effective area of not less than four feet above the roof and not less than six feet clear of
other vertical surfaces. Fire and smoke ventilating openings may be covered with single strength sheet glass.

(13) Dumbwaiters, conveyors and material handling systems shall not open directly into a corridor or exit way but shall open into a room enclosed by construction having a fire resistance of not less than one hour and provided with Class C 3/4 labeled fire doors. Service entrance doors to vertical shafts containing dumbwaiters, conveyors, and material handling systems shall be not less than Class B 1-1/2-hour labeled fire doors. Where horizontal conveyors and material handling systems penetrate fire-rated walls or smoke partitions, such openings must be provided with Class B 1-1/2-hour labeled fire doors for two hour walls and Class C 3/4-hour labeled fire doors for one hour walls or partitions.

(14) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts.

(15) Grab bars shall be provided at all residents' toilets, showers, tubs and sitz baths. The bars shall have one and one-half inch clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of two hundred fifty pounds.

(16) Recessed soap dishes shall be provided in showers and bathrooms.

(17) Handrails for use by residents shall be provided on both sides of corridors. A clear distance of one and a half inches shall be provided between the handrail and the wall.

(18) Ends of handrails and grab bars shall be constructed to prevent snagging the clothes of residents.

(19) Location and arrangement of handwashing facilities shall permit their proper use and operation. Particular care should be given to the clearances required for blade-type operating handles. Lavatories intended for use by residents shall be installed to permit use by residents in wheelchairs.

(20) Mirrors shall be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position.

(21) Paper towel dispensers and waste receptacles shall be provided at all handwashing fixtures.

(22) Ceiling heights shall be as follows:
   (i) Boiler rooms shall have ceiling clearances not less than two feet six inches above the main boiler header and connecting piping.
   (ii) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment.
   (iii) All other rooms shall have not less than eight foot ceilings except that corridors, storage rooms, toilet rooms, and other minor rooms may be not less than seven feet eight inches. Suspended tracks, rails and pipes located in path of normal traffic shall be not less than six feet eight inches above the floor.

(23) Recreation rooms, exercise rooms, and similar spaces where impact noises may be generated shall not be located directly over resident bed unless special provisions are made to minimize such noise.

(24) 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 ten degrees Fahrenheit above the ambient room temperature.

(b) Finishes shall comply with the following:
   (1) Cubicle curtains and draperies shall be noncombustible and shall pass both the large and small scale test of set forth in NFPA 701, Standard Methods of Fire Tests for Flame Propagation of Textiles and Films, 1999 edition. Further details concerning this material referenced herein are contained in section 711.2(a) of this Title.
   (2) 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 greaseproof. Joints in tile and similar material in such areas shall be resistant to food acids. In all
areas frequently subject to wet cleaning methods, floor materials shall not be physically affected by
germicidal and cleaning solutions. Floors that are subject to traffic while wet, such as shower and
bath areas, kitchen and similar work areas, shall have a nonslip surface.
(3) Wall bases in kitchen, soiled workrooms, and other areas which are frequently subject to wet
cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and
constructed without voids that can harbor insects.
(4) Wall finishes shall be washable and the immediate area surrounding plumbing fixtures shall be
smooth and moisture resistant. Finish, trim, and wall and floor construction in dietary and food
preparation areas shall be free from spaces that can harbor rodents and insects.
(5) Floor and wall penetrations by pipes, ducts and conduits shall be tightly sealed to minimize
entry of rodents and insects. Joints of structural elements shall be similarly sealed.
(6) Ceilings throughout the facility shall be easily cleanable. Ceilings in the dietary and food
preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished
ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and
similar spaces, unless required for fire-resistive purposes.
(7) Acoustical ceilings shall be provided for corridors in resident areas, nurses’ stations dayrooms,
recreation rooms, dining areas and waiting areas.

Title: Section 713-2.19 - Construction, including fire-resistive requirements

(713-2.19) Construction, including fire-resistive requirements.

(a) Every building and every portion thereof shall be designed and constructed to sustain all dead
and live load in accordance with accepted engineering practices and standards, including seismic
forces, where they apply.
(b) Foundations shall rest on natural solid bearing if a satisfactory bearing is available at
reasonable depths. Proper soil-bearing values shall be established in accordance with recognized
standards. If solid bearing is not encountered at practical depths, the structure shall be supported
on driven piles or drilled piers designed to support the intended load without detrimental
settlement, except that one-story buildings may rest on a fill designed by a soils engineer. When
engineered fill is used, site preparation and placement of fill shall be done under the direct full-time
supervision of the soils engineer. The soils engineer shall issue a final report on the compacted fill
operation and certification of compliance with the job specifications. All footings shall extend to a
depth not less than one foot below the estimated maximum frost line.
(c) Construction standards for nursing home facilities shall comply with the following:
(1) One-story buildings shall be of Type I, or Type II (222) or (111) construction; buildings with
two or more stories shall be of Type I construction. Building construction types shall be as defined
the material referenced herein are contained in section 711.2(a) of this Title.
(2) Enclosures for stairs, elevator shafts, chutes and other vertical shafts, boiler rooms, and storage
rooms of one hundred square feet or greater area, shall be of construction having a fire resistance
rating of at least two hours.
(d) Separate freestanding buildings housing the boiler plant, laundry, shops, or general storage may
be of Type I, or Type II (222) or (111) construction. Building construction types shall be as defined
the material referenced herein are contained in section 711.2(a) of this Title.
(e) Building insulation materials, unless sealed on all sides and edges, shall have a flame spread
rating of twenty five or less and a smoke developed rating of one hundred fifty or less when tested
in accordance with NFPA 255, Standard Method of Test of Surface Burning Characteristics of
Building Materials, 2000 edition. Further details concerning the material referenced herein are
contained in section 711.2(a) of this Title.
(f) An emergency radio communication system shall be provided in each facility. This system shall
be self-sufficient in times of emergency and capable of operation without reliance on the building
service or emergency electric power supply. It shall also be linked with the available community or State emergency communication network, including connections with police and fire department or system.

**Title:** Section 713-2.20 – Elevators

713-2.20 Elevators.

All buildings that have residents’ facilities such as bedrooms, dining rooms or recreation areas, or critical services, such as diagnostic or therapy areas located on a floor other than the main entrance floor shall have electric or electrohydraulic elevators. All buildings with elevators shall comply with the requirements of this section.

(a) The facility shall have the following minimum number of elevators:

(1) At least one hospital-type elevator shall be installed where one to fifty nine resident beds are located on any floor other than the main entrance floor.

(2) At least two elevators, one of which shall be hospital-type, shall be installed where sixty to two hundred certified resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing certified resident beds. Elevator service may be reduced for those floors that provide only partial resident services.

(3) At least three elevators, one of which shall be hospital-type shall be installed where two hundred one to three hundred fifty certified resident beds are located on floors other than the main entrance floor, or where a major resident services are located on a floor other than those containing certified resident beds. Elevator service may be reduced for those floors that provide only partial resident services.

(4) For facilities with more than three hundred fifty certified resident beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.

(b) Hospital-type elevator cars shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least five feet wide by seven feet six inches deep. The car door shall have a clear opening of not less than three feet eight inches wide.

(c) Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of one-half inch.

(d) Elevators, except freight elevators, shall be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor.

(e) Elevator controls, alarm button and telephones shall be accessible to wheelchair occupants.

(f) Elevator call buttons, controls and door safety stops shall be of a type that will not be activated by heat or smoke.

(g) Field inspections and tests shall be made and the owner and licensed operator shall be furnished written certification that the installation meets the requirements set forth in this section and all applicable safety regulations and codes.

**Effective Date:** 12/29/2010

**Title:** Section 713-2.21 - Mechanical systems and equipment requirements

713-2.21 Mechanical systems and equipment requirements.

(a) Prior to completion and acceptance of the facility, all mechanical systems shall be tested, balanced and operated to demonstrate to the owner or his or her representative that the installation and performance of these systems conform to the requirements of the plans and specifications. Upon completion of the contract, the owner shall be furnished with a complete set of manufacturers’ operating, maintenance, and preventive maintenance instructions, parts lists with numbers and description for each piece of equipment and instructions on the operation and use of systems and equipment.

(b) Thermal insulation and acoustical insulation (if applicable) shall be provided on the following fixtures and equipment within a nursing home facility and shall comply with the following:

(1) boilers, smoke breeching and stacks;
(2) steam supply and condensate return piping;
(3) hot water piping above one hundred eighty degrees Fahrenheit and all hot water heaters, generators and converters;
(4) hot water piping above one hundred twenty five degrees Fahrenheit, which is exposed to contact by residents;
(5) chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;
(6) water supply and drainage piping on which condensation may occur;
(7) air ducts and casings with outside surface temperatures below ambient dew point; and
(8) other piping, ducts, and equipment as necessary to maintain the efficiency of the system.

(9) Insulation may be omitted from hot water and steam condensate piping not subject to contact by residents when such insulation is unnecessary for preventing excessive system heat loss or excessive heat gain.

(10) Insulation, including finishes and adhesives on the exterior surfaces of ducts, pipes and equipment, shall have a flame spread rating of twenty five or less and a smoke developed rating of one hundred fifty or less as determined by an independent testing laboratory in accordance with NFPA 255, Standard Methods of Test of Surface Burning Characteristics of Building Materials, 2000 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(11) Linings in air ducts and equipment including coatings and adhesives, and insulation on exterior surfaces of pipes and ducts in building spaces used as air supply plenums, shall have a flame spread rating of twenty five or less and a smoke developed rating of fifty or less as determined by an independent testing laboratory in accordance with NFPA 255, Standard Method of Test of Surface Burning Characteristics of Building Materials, 2000 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.

(c) Steam and hot water systems shall comply with the following:

(1) Boilers shall have the capacity to supply the normal requirements of all systems and equipment. The number and arrangement of boilers shall be such that when one boiler breaks down or routine maintenance requires that one boiler be temporarily taken out of service, the capacity of the remaining boiler(s) shall be at least seventy percent of the total required capacity.
(2) Boiler feed pumps, heating circulating pumps, condensate return pumps and fuel oil pumps shall be connected and installed to provide normal and standby service.
(3) Supply and return mains and risers of cooling, heating and process steam systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return ends.

(d) Heating and ventilating systems shall comply with the following:

(1) A minimum design temperature of seventy-five degrees Fahrenheit at winter design conditions shall be provided for all occupied areas.
(2) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. The ventilation rates shown in Table 8 shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates.
(i) Outdoor air intakes shall be located as far as practical but not less than twenty five feet from exhaust outlets of ventilating systems, combustion equipment stacks, medical-surgical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six feet above ground level, or if installed above the roof, three feet above roof level.
(ii) The ventilation systems shall be designed and balanced to provide the pressure relationship as shown in Table 8, below.
TABLE 8
PRESSURE RELATIONSHIPS AND VENTILATION OF CERTAIN AREAS OF NURSING HOME FACILITIES
(iii) The bottoms of ventilation openings shall be not less than three inches above the floor of any room.
(iv) Corridors shall not be used to supply air to or exhaust air from any room, except that air from corridors may be used to ventilate bathrooms, toilet rooms, janitors' closets, and small electrical or telephone closets opening directly on corridors.
(v) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 9, below. The filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter may be located further downstream.

TABLE 9
FILTER EFFICIENCIES FOR CENTRAL VENTILATION AND AIRCONDITIONING SYSTEMS IN NURSING HOME FACILITIES
(vi) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ANSI/ASHRAE Standard 52.2-1999, Method of Testing Air-Cleaning Devices for Removal Efficiency by Particle Size, 1999 edition. Further details concerning this referenced material are contained in section 711.2(b) of this Title.
(vii) Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work shall be gasketed or sealed to provide seal against air leakage.
(viii) A manometer shall be installed across each filter bed serving central air systems.
(ix) Air handling duct systems shall meet the requirements of NFPA 90A, Standard for the Installation of Air Conditioning and Ventilating Systems, 1999 edition. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.
(x) Fire and smoke dampers shall be constructed, located and installed in accordance with the requirements of NFPA 90A, Standard for the Installation of Air Conditioning and Ventilating Systems, 1999 edition. Access for maintenance shall be provided at all dampers. Further details concerning the material referenced herein are contained in section 711.2(a) of this Title.
(a) Supply and exhaust ducts which pass through a required smoke barrier and through which smoke can be transferred to another area shall be provided with dampers at the barrier, controlled to close automatically to prevent flow of air or smoke in either direction when the fan, which moves the air through the duct, stops. Dampers shall be equipped with remote control reset devices except that manual reopening will be permitted if dampers are conveniently located.
(b) Return air ducts which pass through a required smoke barrier shall be provided with a damper at the barrier actuated by smoke or products of combustion (other than heat) detectors. These dampers shall be operated by the detectors used to actuate door closing devices in the smoke partition or by detectors located to sense smoke in the return air duct from the smoke zone.
(xi) Exhaust hoods in food preparation centers shall have an exhaust rate of not less than fifty cubic feet per minute per square foot of face area. Face area is defined for this purpose as the open area from the exposed perimeter of the cooking surfaces. All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat actuated fan controls. Cleanout openings shall be provided every twenty feet in horizontal exhaust duct systems serving these hoods.
(xii) Boiler room shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperature in working stations to ninety-seven degrees Fahrenheit.
(e) All plumbing and other piping systems shall comply with this subdivision.
(1) Plumbing fixtures shall comply with the following:
(i) The material used for plumbing fixtures shall be of non-absorptive acid-resistant material.
(ii) The water supply spout for lavatories and sinks required in resident care areas shall be mounted so that its discharge point is a minimum distance of five inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves, which can be operated without the use of hands. Where blade handles are used for this purpose, they shall not exceed four and one-half inches in length, except that handles on clinical sinks shall be not less than six inches long.

(iii) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

(iv) Shower bases and tubs shall provide non-slip surfaces for standing residents.

(2) Water supply systems shall comply with the following:

(i) Systems shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods.

(ii) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(iii) Backflow preventers (vacuum breakers) shall be installed on hose bibbs, janitors' sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached.

(iv) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(v) Bedpan flushing devices shall be provided in each resident toilet room.

(vi) Water distribution systems shall be arranged to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred ten degrees Fahrenheit.

(3) Hot water heaters and tanks shall comply with the following:

(i) The hot water heating system shall have sufficient capacity to supply water at the temperatures and amounts indicated below. Water temperatures shall be taken at hot water point of use or inlet to processing equipment.

(ii) Storage tank(s) shall be fabricated of corrosion-resistant metal or lined with noncorrosive material.

<table>
<thead>
<tr>
<th>Use</th>
<th>Gallons (per hour per bed)</th>
<th>Liters (per second per bed)</th>
<th>Temperature (degrees Fahrenheit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clinical</td>
<td>6-1/2</td>
<td>.007</td>
<td>110</td>
</tr>
<tr>
<td>Dietary</td>
<td>4</td>
<td>.004</td>
<td>180</td>
</tr>
<tr>
<td>Laundry</td>
<td>4-1/2</td>
<td>.005</td>
<td>180</td>
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</tbody>
</table>

(4) Drainage systems shall comply with the following:

(i) Insofar as is possible drainage piping shall not be installed within the ceiling, or installed in an exposed location in food preparation centers, food serving facilities, food storage areas, or other critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems.

(ii) Building sewers shall discharge into a community sewage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and State regulations.

(5) If used, nonflammable medical gas systems installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

(6) If used, clinical vacuum (suction) system installations shall be in accordance with the requirements of Compressed Gas Association, Inc. (CGA) Pamphlet E-10, Maintenance of Medical Gas and Vacuum Systems in Health Care Facilities. Further details concerning this referenced material are contained in section 711.2(b) of this Title.
Title: Section 713-2.22 - Electrical requirements

713-2.22 Electrical requirements.

(a) All material including equipment, conductors, controls and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. Materials and installation shall conform to NFPA 70, National Electrical Code, 1999 edition, and NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning these referenced materials are contained in section 711.2(a) of this Title. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

(b) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panel boards shall be enclosed or guarded to provide a deadfront type of assembly. The main switchboard shall be located in a separate enclosure accessible only to authorized persons. The switchboard shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space free of corrosive fumes or gases. Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(c) Panel boards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement does not apply to emergency system circuits.

(d) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings and parking lots shall have lighting. Residents' rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(e) Receptacles (convenience outlets) shall comply with the following:
   (1) Each resident room shall have duplex grounding-type receptacles as follows: one location each side of the head of each bed; one for television, if used; and one on another wall.
   (2) Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors and within twenty-five feet of the ends of corridors.

(f) The electrical circuit(s) to fixed or portable equipment in hydrotherapy units shall be provided with five milliampere ground fault interrupters.

(g) Nurses' calling systems shall comply with the following:
   (1) A call button shall be provided at each resident bedside, which calls to the nurse's station. Two call buttons serving adjacent beds may be served by one calling station. Calls shall register with the floor staff and shall activate a visible signal in the corridor at the resident's door, in the clean workroom, in the soiled workroom, and in the nourishment station of the nursing unit. In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections. In rooms containing two or more calling stations, indicating lights shall be provided at each station. Nurses' calling systems that provide two-way voice communication shall be equipped with an indicating light at each calling station with lights, and remain lighted as long as the voice circuit is operating.
   (2) A nurses' call emergency button shall be provided for residents' use at each resident's toilet, bath and shower room.

(h) Emergency electric services shall comply with the following:
   (1) To provide electricity during an interruption of the normal electric supply, an emergency source of electricity shall be provided and connected to certain circuits for lighting and power.
   (2) The source of this emergency electric service shall be as follows:
      (i) an emergency generating set when the normal service is supplied by one or more central station transmission lines; and
      (ii) an emergency generating set or a central station transmission line when the normal electric supply is generated on the premises.
(3) Emergency electric service shall be provided to the distribution systems as follows:
(i) Illumination for means of egress, exit signs and exit directional signs as required in NFPA 101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.
(ii) Corridor duplex receptacles in resident areas.
(iii) Nurses’ calling systems.
(iv) Equipment necessary for maintaining telephone service.
(v) Elevator service that will reach every resident floor when resident rooms are located on other than ground floor. Thrownover facilities shall be provided to allow temporary operation of any elevator for release of persons who may be trapped between floors.
(vi) A fire pump, if installed.
(vii) Equipment for heating resident rooms, except where the facility is served by two or more electrical services supplied from separate generators of a utility distribution network having multiple power input sources and arranged to provide mechanical and electrical separation so that a fault between the facility and the generating sources will not likely cause an interruption of its service feeders.
(viii) General illumination and selected receptacles in the vicinity of the generator set;
(ix) Paging or speaker systems if intended for communication during emergency. Radio transceivers where installed for emergency use shall be capable of operating for at least one hour upon total failure of both normal and emergency power.
(x) Alarm systems, including fire alarms activated at manual stations, water flow alarm devices of sprinkler system if electrically operated, fire- and smoke-detecting systems, and alarms required for nonflammable medical gas systems if installed.
(4) The emergency lighting shall be in operation within ten seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power shall be distinctively marked. When the generator is operated by fuel, which is normally piped underground to the site from a utility distribution system, fuel storage facilities on the site will not be required.
(5) Each resident sleeping room shall be protected by an automatic smoke and heat detection system that includes an approved and operational automatic smoke and heat detector in such room. The detectors shall conform to the applicable provisions of NFPA 72, National Fire Alarm Code, 1999 edition, and shall be electrically connected to the fire alarm system. Additional information regarding this material is available in section 711.2(a) of this Title.

Title: Section 713-2.23 - Physical environment standards for long-term ventilator programs
713-2.23 Physical environment standards for long-term ventilator programs.
(a) Each bedroom occupied by a resident receiving long term ventilator care shall comply applicable criteria in section 713-2.3 of this Subpart and shall provide the following:
(1) adequate space for a bedside mechanical ventilator for each bed;
(2) adequate space for wheelchair access to all functional areas of the room as well as for its storage and parking when not in use;
(3) adequate space for oxygen administration and suction equipment for each resident;
(4) a wheelchair accessible toilet room with adequate space for staff to assist residents; and,
(5) at least one duplex outlet connected to the emergency electrical service per bed.
(b) At least one isolation room shall be provided on each nursing unit where ventilator dependent residents are housed.
(c) Facilities with long term ventilator programs shall provide the following service areas:
(1) a conference room for in-service education and training of respiratory care staff;
(2) a treatment room equipped with facilities for the administration of oxygen and suction;
(3) adequate office space for staff serving ventilator dependent residents;
(4) adequate storage and maintenance space to ensure routine servicing of ventilators and related equipment;
(5) dining space that is wheelchair accessible; and
(6) adequate therapy space for respiratory rehabilitation.

Title: SubPart 713-3 - Standards for nursing home construction projects completed or approved between July 2, 1990 and December 31, 2010

SUBPART 713-3 STANDARDS FOR NURSING HOME CONSTRUCTION PROJECTS COMPLETED OR APPROVED BETWEEN JULY 2, 1990 AND DECEMBER 31, 2010
(Statutory authority: Public Health Law Section 2803)

Title: Section 713-3.1 – Applicability

713-3.1 Applicability. This Subpart sets forth minimum construction and physical environment standards applicable to:
(a) nursing home facilities built and to portions of nursing home facilities altered or renovated pursuant to department or commissioner approval granted between July 2, 1990 and December 31, 2010; and,
(b) other nursing home facility construction that does not require commissioner or department approval and is completed prior to December 31, 2010.

Title: Section 713-3.2 - Pertinent standards

713-3.2 Pertinent standards.
Nursing homes shall comply with pertinent requirements, codes and technical standards set forth or incorporated by reference into Part 711 of this Title. Nursing homes that were built and had received an operating certificate prior to September 11,2003 shall comply with Chapter 19, "Existing Health Care Occupancies", of NFPA 101, Life Safety Code, 2000 edition. Nursing homes built and receiving an initial operating certificate after September 11, 2003 shall comply with Chapter 18, "New Health Care Occupancies" of NFPA 101, Life Safety Code, 2000 edition. These referenced materials are described in more detail in section 711.2(a) of this Title.

Title: Section 713-3.3 - General design criteria

713-3.3 General design criteria.
(a) Nursing homes shall be designed to provide flexibility in order to meet the changing physical, medical and psychological needs of the residents. The facility design shall produce a supportive environment to enhance and extend quality of life for residents. The architectural design, through the organization of functional space, the specification of ergonomically appropriate and arranged furniture, equipment, details and finishes, shall eliminate as many barriers as possible to effective access and use by residents of all space, services, equipment and utilities appropriate for daily living.
(b) Services for resident care shall be contained within the facility or the project narrative shall indicate the manner in which needed services are to be provided. Each space provided within the facility must comply with the requirements outlined in this Subpart. Appropriate modifications or deletions in space requirements required by this Subpart may be made to meet an approved operational program or when support services are permitted to be shared or purchased from facilities other than the facility under review.
(c) The sizes of the various service departments will depend upon operational program objectives and the functional organization of support spaces within the facility such that they maximize the best standards of safety and of medical and nursing practices and a high level of resident amenities.
(d) The physical characteristics of the facility, including interior finishes, shall be designed to meet the unique characteristics and needs of the residents including, but not limited to, visual, olfactory and hearing impairments, temperature requirements, and ambulation.
(e) The resident use areas such as bedrooms, dining areas, lounges and recreational areas shall be designed to facilitate resident identification with surroundings while promoting privacy, dignity,
self-identity and self-determination. The interior design of resident use areas shall consider lighting, the use of finish materials, furniture arrangement and equipment, and shall specify ergonomically designed furnishings and equipment in order to promote resident independence and self-propelled ambulation, commensurate with the physical and mental capacity of the residents. Resident toilet rooms shall be provided in close proximity to these areas and shall be accessible to the physically handicapped. The configuration of these areas shall allow for self-determined socialization and leisure activities. The spaces shall be planned to promote resident use.

Title: Section 713-3.4 - Nursing units

713-3.4 Nursing units.
(a) The layout and location of each nursing unit shall comply with the following:
(1) Nursing units shall be arranged to avoid travel through adjacent nursing units to gain access to resident service areas.
(2) The number of residents in a nursing unit arranged in a linear layout shall not exceed forty. However, the department will consider exceptions to this requirement to enhance the quality of life for residents when a higher number of residents clearly achieves a savings in operational costs, improves resident services and is based upon sub-groups of residents (sub-units).
(3) The maximum travel distance from a resident room door to a staff work area shall not exceed one hundred fifty feet. When sub-units are used, each sub-unit shall be arranged so as to provide access to a bathing room and a soiled workroom or soiled holding room located within, or readily accessible to, the sub-unit.
(4) At least one-tenth of the total number of residents in any facility shall be located in single rooms, with at least one toilet shared between two single rooms.
(5) The need for and the number of required airborne infection isolation room(s) in a nursing facility shall be determined by an infection control risk assessment.
(b) Each resident bedroom shall meet the following requirements:
(1) The maximum room capacity shall be two residents. Changes to the maximum number of two residents per room may be made upon a determination by the department that an alternate room configuration provides a clearly superior resident environment for residents with unusual care requirements. The maximum capacity of single rooms is one resident and such capacity shall not be exceeded.
(2) The net useable area and configuration of each room shall permit wheelchair accessibility. The bedroom shall be designed to permit wheelchair access and a minimum five foot (5'-0") diameter turnaround adjacent to at least one side of each bed. Where one side of a bed is permitted to be placed against a side wall of the room and resident care needs require additional space between the bed and the wall, the room shall be of sufficient dimension to maintain the required five foot (5'-0") turning space. Furniture and equipment intended for resident use shall be made accessible and useable by residents confined to a wheelchair.
(3) Each room shall have a window that can be opened without the use of tools. The windowsills shall not be higher than three feet above the floor and shall be above grade. Windows with operable sashes shall be provided with insect screens. Window openings shall be designed to prevent accidental falls when open, or shall be provided with security screens.
(4) A nurses’ calling system shall be provided.
(5) Each resident shall have access to a toilet room without entering the general corridor area. One toilet room shall serve no more than two residents. The toilet room shall contain a water closet and a lavatory. Changes to the number of residents using one toilet room may be made on a case-by-case basis upon a determination by the department that such alternative does not adversely affect resident care and/or as special care needs of resident may require.
(6) Each resident shall have a wardrobe or closet with minimum clear inside dimensions of three feet long by one foot ten inches deep. An adjustable clothes rod and shelf shall be provided at heights useable by residents.
(7) Visual privacy shall be provided for each resident in multi-bed rooms through the use of non-combustible cubicle curtains.

(8) Medical equipment for the care and treatment of residents shall be provided in a resident’s room as required by the resident’s medical condition. In addition, each resident shall be provided with the following room furnishings:

(i) a bed;
(ii) a dresser and nightstand or a dresser/nightstand combination which provides sufficient space for residents’ personal effects;
(iii) over-bed tables as may be required;
(iv) a wall tackboard/display panel;
(v) a lockable drawer to personal valuables and storage of medications; and,
(vi) chairs for visitors and socialization.

(c) The service areas described in this subdivision shall be located in or be readily accessible to each nursing unit: The size and location of each service area will depend upon the number and types of residents served and the efficiency of the facility’s staffing patterns. Although identifiable spaces are required to be provided for each of the indicated service areas, consideration will be given to design solutions, which would accommodate some services without a specific designation of areas or rooms. Decentralized service areas within nursing units will be encouraged. The following service areas shall be provided:

(1) A staff work station with space for carrying out the administrative functions of the unit.
(2) Lounge and toilet room(s) for staff.
(3) Individual closets or lockers for the safekeeping of coats and personal effects of staff. These shall be located convenient to the duty station of personnel or in a central location.
(4) Room(s) to serve the function of clinical staff office or consultation room for up to four people.
(5) A clean workroom with a work counter sized to store clean and sterile supplies as required by the functional program, or a clean holding facility that is part of an approved system for storage and distribution of clean and sterile supply materials. The location(s) of the clean workroom and the clean holding facility shall be based on the functional program and physical layout of the nursing unit.
(6) A soiled workroom that contains a clinical sink or equivalent, flushing rim fixture with a rinsing hose or a bed pan sanitizer, handwashing facilities, work counter, and an area for soiled linen holding and waste receptacle(s) in a number and type as required by the functional program. The location of the soiled workroom shall be based on the functional program and the physical layout of the nursing unit. A soiled holding facility, if not provided within the workroom, shall be part of an approved system for collection and disposal of soiled materials.
(7) A closet, designated area within the clean workroom or a closed cart system for clean linen storage. If a closed cart system is used, storage may be in an alcove.
(8) A medication preparation room, self-contained medication dispensing unit, or an equivalent system for convenient and prompt distribution of medications to residents twenty-four hours a day. If used, a medication preparation room or a medication distribution unit shall be under the nursing staff’s visual control and contain a work counter, refrigerator, and locked storage for biological and controlled substances.
(9) A nourishment station that contains a sink equipped for handwashing, equipment for serving nourishment between scheduled meals, a refrigerator, and storage cabinets. Ice for residents shall be provided by self-dispensing ice making unit.
(10) Storage for equipment in current use shall be provided.
(11) Sufficient space for the parking and holding of stretchers and wheelchairs shall be located out of the path of normal traffic.
(12) Bathing rooms for scheduled bathing shall be provided on each nursing unit at a ratio of one bathing fixture for each fifteen residents or fraction thereof, who are not otherwise served by
bathing facilities within residents’ room and shall be located away from public areas of the nursing unit. Each tub or shower shall be in a room or enclosure with space provided for the private use of the bathing fixture, for drying and dressing, and for a wheelchair and an attendant. The dressing area and the showers, without curbs, shall be designed to permit use by a wheelchair resident with staff assistance.

(13) Residents’ toilet facilities shall comply with the following:
(i) Each resident toilet room shall be designed to permit wheelchair access and use. The size and configuration of the room, including the placement of fixtures within, shall allow space for staff assistance in transferring a wheelchair resident to the water closet.
(ii) A toilet room shall be accessible to each central bathing area without going through the general corridor.

(14) A minimum of one telephone per nursing unit shall be provided for residents’ use. The telephone shall be wheelchair accessible and located to assure privacy of conversation.

Title: Section 713-3.5 - Physical environment standards for long-term care programs for ventilator dependent residents
713-3.5 Physical environment standards for long-term care programs for ventilator dependent residents.

(a) Each bedroom occupied by a resident receiving long term ventilator care shall comply with applicable criteria in section 713-3.4 (b) of this Subpart and shall provide adequate space for a mechanical ventilator and for equipment to be used in the administration of oxygen and suction to each resident. The facility shall have a sufficient number of single rooms to accommodate one-fifth of the facility’s total capacity of ventilator dependent residents. If the facility has less than five beds, there must be at least one single room for the treatment of ventilator dependency. At least one single-bedded ventilator care room shall be designed and equipped for use as an infection control room with an additional lavatory conveniently located for staff handwashing, but not within the resident toilet room (a bathing facility may be omitted).

(b) The following service areas shall be readily available:
(1) a conference room for in-service education and training of respiratory care staff;
(2) a treatment room equipped with facilities for the administration of oxygen and suction;
(3) adequate office space for staff serving ventilator dependent residents;
(4) adequate storage and maintenance space to ensure routine servicing of ventilators and related equipment;
(5) dining space that is wheelchair accessible; and
(6) adequate therapy space for respiratory rehabilitation.

(d) At least one resident bathing facility shall be equipped with a mechanical lift and space for equipment and staff assistance.

Title: Section 713-3.7 - Units for residents requiring behavioral interventions
713-3.7 Units for residents requiring behavioral interventions.

(a) When provided, behavioral intervention units shall comply with the requirements of a nursing unit in accordance with section 713-3.4 of this Subpart, with the following variations and additional requirements:
(1) The unit shall be planned as a secure unit that is separate from other units.
(2) The unit shall be designed for a minimum of fifteen residents and a maximum of twenty residents.
(3) All resident bedrooms shall be single occupancy.
(4) Doors to resident bedrooms shall open outward.
(5) A private toilet room shall be provided for each resident bedroom.
(6) An exercise room shall be located on the unit and provide a minimum of twenty-five square feet per resident. Additional space shall be provided for storage. Adjacent dedicated resident toilet and showers shall be provided.
(7) An activity room shall be located on the unit and provide a minimum of thirty-eight square feet per resident. Additional space shall be provided for equipment storage. Adjacent resident toilet and bathing facilities shall be provided.

(8) A room shall be provided for quieting down periods for over active and acting out residents. The room shall provide a minimum of one hundred twenty five square feet of clear space, and shall be designed and furnished to protect the resident from self-injury. The door to the room shall be provided with a one-way panel with a view of the entire room.

(9) Conference/counseling rooms sufficient for private family meetings with facility personnel and for meetings of facility staff shall be provided on the nursing unit. At least one such room shall accommodate up to eight persons.

(10) Adequate on-unit offices shall be provided for staff use.

(11) Resident bathing facilities shall be provided at a ratio of one fixture per seven residents.

(12) In addition to the requirements set forth in section 713-3.21 of this Subpart, details and finishes shall be designed to provide a high degree of safety and security for both residents and staff and shall comply with the following:

(i) Doors to all resident rooms shall be located so as to negate a possible resident hiding space behind the door.

(ii) Doors, which separate the unit from adjacent functional areas of the facility, shall be secure.

(iii) The walls of resident use rooms shall be constructed so as to resist damage.

(iv) The ceilings of resident use rooms shall be constructed to resist damage. The ceiling surface shall be monolithic from wall to wall.

(v) Light switches and electric convenience outlets shall be tamper proof.

(vi) Major room furnishings such as desks, dressers, night tables, and shelving shall be designed and/or installed to minimize the danger of injury to residents and staff.

(vii) Shower heads in resident bathing rooms shall be of a recessed type.

(viii) Operable windows shall be provided with devices that prevent the possibility of accidental falls. The operable sash opening shall be limited to six inches, however, alternate window opening protection may be acceptable, i.e., security screens. Window bars are not permitted.

(ix) An emergency call system for staff use shall be provided in all resident use spaces to permit staff communications in an emergency.

(x) Outside activity areas shall be provided. Resident access to the areas shall be directly from the unit.

**Title:** Section 713-3.8 - Dementia programs

713-3.8 Dementia programs.

The department will review on a case-by-case basis the architectural designs and interior finishes which are required to implement special programs for residents with dementia. Any special space requirements or interior features of approved programs will be considered additions to the minimum requirements of this Subpart.

**Title:** Section 713-3.9 - Communal areas

713-3.9 Communal areas.

Resident communal areas shall be provided and shall include, at a minimum, the following:

(a) Resident dining space shall be provided at a minimum ratio of twenty-eight square feet net useable areas per resident. Dining facilities may be provided in separate satellite dining areas within or adjacent to nursing units to accomplish less densely populated groupings and to be easily accessible to the residents. Toilets accommodating wheelchair residents shall be readily accessible to all dining areas.

(b) Resident recreation and lounge areas shall be provided at a minimum of twelve square feet net usable area per resident. Such spaces may be provided within or adjacent to nursing units to provide for resident accessibility.
(1) Recreation and lounge areas shall be designed and furnished in a home-like manner to encourage resident participation and provide for resident identification with surroundings.

(2) Toilets accommodating wheelchair residents shall be readily accessible to all recreation and lounge areas.

**Title:** Section 713-3.10 - Physical therapy facilities

713-3.10 Physical therapy facilities.

Physical therapy facilities shall include and comply with the following:

(a) Treatment areas shall have space and equipment commensurate with all approved programs including, but not limited to, thermotherapy, diathermy, ultrasound, and hydrotherapy. Provision shall be made for cubicle curtains around each individual treatment area, handwashing facility(ies) (one lavatory or sink may serve more than one cubicle), and facilities for the collection of soiled linen and other material.

(b) An exercise area.

(c) Storage for clean linen, supplies, and equipment.

(d) Residents’ dressing areas, showers, lockers, and toilet rooms, as may be required by the approved program.

(e) A service sink.

(f) Wheelchair and stretcher storage.

(g) Office space.

(h) The requirements of subdivisions (c), (d), (e), (f) and (g) of this section may be planned and arranged for shared use by occupational therapy residents and staff if the approved program reflects this sharing concept.

(i) If there is an approved adult day health care program, additional space and equipment may be included.

**Title:** Section 713-3.11 - Occupational therapy facilities

713-3.11 Occupational therapy facilities.

Occupational therapy facilities shall include and comply with the following:

(a) An activities area with space and equipment commensurate with department approved programs. Provision shall be made for sink or lavatory, and facilities for collection of waste products prior to disposal.

(b) Storage for supplies and equipment.

(c) Residents’ toilet rooms that may be shared with residents receiving physical therapy residents if the approved narrative program reflects this sharing concept.

(d) If there is an approved adult day health care program, operating on premises, the department may require that additional space and equipment be provided.

**Title:** Section 713-3.12 - Hair and grooming areas

713-3.12 Hair and grooming areas.

Separate room(s) shall be provided for hair care and grooming needs of residents. The space and equipment provided shall be commensurate with the number of residents within the facility. At least one sink for staff handwashing shall be provided that is trimmed with valves that are operable without the use of hands. There shall be another sink that may be used to wash hair. Resident toilets shall be readily accessible to the hair and grooming area(s).

**Title:** Section 713-3.13 - Dietary facilities

713-3.13 Dietary facilities.

(a) Construction, equipment and installation of dietary facilities shall comply with the standards in Part 14 of this Title (State Sanitary Code). Food service facilities shall be designed and equipped to meet the nutritional requirements of the residents. Dietary facilities shall consist of an on-site food preparation system, a contractual convenience food service system, or an appropriate combination thereof.
(b) The following functional elements shall be provided in such size as required to implement the
   type of food service system selected:
   (1) A control station for receiving food supplies.
   (2) Storage space for four days’ supply including cold storage.
   (3) Food preparation facilities as required by the program. Conventional food preparation systems
       shall include space and equipment for preparing, cooking, and baking. Convenience food service
       systems such as frozen prepared meals, bulk packaged entrees, individual packaged portions, or
       systems using contractual commissary services shall include space and equipment for thawing,
       portioning, cooking or baking.
   (4) Staff handwashing facilities located within the food preparation area.
   (5) Resident meal service space including facilities for tray assembly and distribution.
   (6) A dining area for ambulatory residents, staff and visitors.
   (7) Space for dishwashing equipment in a room or an alcove separate from food preparation and
       serving areas. This shall include commercial-type dishwashing equipment. Space also shall be
       provided for receiving, scraping, sorting and stacking soiled tableware and for transferring clean
       tableware to the using areas. A lavatory shall be conveniently available for handwashing.
   (8) Pot washing facilities.
   (9) Sanitizing facilities and storage areas for cans, carts and mobile tray conveyors. The sanitizing
       facilities may be combined with those required for linen services.
   (10) Waste storage facilities in a separate room that is easily accessible to the outside for direct
       pickup or disposal.
   (11) Office or suitable workspace for the dietitian or the dietary service manager.
   (12) Toilets for dietary staff with handwashing facilities immediately adjacent to the work area.
   (13) A janitor’s closet located within the dietary department. The closet shall contain a floor
       receptor or service sink and storage space for housekeeping equipment and supplies.
   (14) Self-dispensing ice-making facilities.

Title: Section 713-3.14 - Administration and public areas

713-3.14 Administration and public areas.

Administration and public areas shall include and comply with the following:
(a) A main entrance at grade level sheltered from the weather that can accommodate wheelchairs.
(b) A lobby, which shall include:
   (1) a reception and information counter or desk;
   (2) waiting space(s) with seating areas;
   (3) public toilet facilities, which are wheelchair accessible;
   (4) public telephone(s);
   (5) drinking fountain(s); and
   (6) a bulletin board.
   (c) Interview space(s) for private interviews relating to social services, credit arrangements and
       admissions.
   (d) General or individual office(s) for business transactions, medical and financial records, and
       administrative and professional staff.
   (e) A multi-purpose room for conferences, meetings and health education purposes, including
       facilities for showing visual aids.
   (f) Storage for office equipment and supplies.
   (g) An equipped clinical nurses aide training facility if the nursing home provides training support
       or a training program for nurses aides.

Title: Section 713-3.15 - Linen services

713-3.15 Linen services.

(a) If linen is to be processed on the site, the following shall be provided:
(1) A laundry processing room with commercial type equipment that can process seven days’ needs within a regularly scheduled workweek. Handwashing facilities shall be provided.
(2) A soiled linen receiving, holding and sorting room with handwashing facilities.
(3) Storage for laundry supplies.
(4) Clean linen inspection, storage and issuing room(s).
(5) A janitors’ closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies.
(6) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.
(b) If linen is processed off the site, the following shall be provided:
(1) A soiled linen holding room.
(2) Clean linen receiving, holding, inspection and storage room(s).
(3) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

Title: Section 713-3.16 - Central stores
713-3.16 Central stores.
General storage rooms shall have a total area of not less than twelve square feet per resident and not less than ninety cubic feet in volume per resident. Storage of not-in-use institutional furniture, equipment, and supplies shall generally be concentrated in one centralized area. Storage of out-of-season clothing and residents’ belongings not currently in use may be decentralized in close proximity to nursing units.

Title: Section 713-3.17 - Employees’ facilities
713-3.17 Employees’ facilities.
In addition to employees’ facilities such as locker rooms, lounges, toilets or shower facilities called for in certain departments, a sufficient number of such facilities as are required to accommodate the needs of all personnel and volunteers shall be provided. An outdoor smoking area shall be designated.

Title: Section 713-3.18 - Janitors’ closets
713-3.18 Janitors’ closets.
In addition to the janitors’ closets called for in certain departments, sufficient janitors’ closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

Title: Section 713-3.19 - Engineering service and equipment areas
713-3.19 Engineering service and equipment areas.
Engineering service and equipment areas shall include and comply with the following:
(a) Equipment room(s), which shall consist of room(s) or separate building(s) for boilers, mechanical equipment and electrical equipment;
(b) engineers’ quarters providing office or suitable desk space for engineer;
(c) maintenance shop(s);
(d) storage room(s) for building maintenance supplies which may be part of maintenance shop in nursing homes of less than one hundred residents; and
(e) yard equipment storage, which shall consist of a separate room or building for yard maintenance equipment and supplies.

Title: Section 713-3.20 - Waste processing services, storage and treatment
713-3.20 Waste processing services, storage and treatment.
Space and facilities shall be provided for waste storage and removal. Where on-site treatment is by incineration, or other approved method, appropriate additional space and facilities shall be provided.
Title: Section 713-3.21 - Details and finishes
713-3.21 Details and finishes.
Details and finishes shall be designed to provide a high degree of safety for the occupants and shall minimize the incidence of accidents with special consideration for residents who will be ambulatory. Hazards such as sharp corners shall be avoided.
(a) All details shall comply with the following requirements:
(1) Compartmentation, corridors widths, exits, automatic extinguishment systems, and other details relating to fire prevention and fire protection shall comply with requirements of NFPA 101, Life Safety Code, 2000 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.
(2) Items such as drinking fountains, telephone booths, vending machines, and portable equipment shall be located so as not to restrict corridor traffic or reduce the corridor width below the required minimum.
(3) All rooms containing bathtubs, sitz baths, showers or water closets that are subject to use or occupancy by residents, shall be equipped with doors and hardware which will permit access from the outside in any emergency. When such rooms have only one opening or are small, the doors shall be capable of opening outwards or be otherwise designed to be opened without need to push against a resident who may have collapsed within the room.
(4) The minimum width of all openings to rooms needing access for beds or stretchers shall be three feet eight inches.
(5) Doors on all openings between corridors and rooms or spaces subject to occupancy, except elevator doors, shall be swing type. Opening to showers, baths, residents' toilets, and other small wet-type areas not subject to fire hazard are exempt from this requirement.
(6) Doors, except doors to spaces such as small closets that are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Large walk-in type closets are considered spaces subject to occupancy.
(7) Doors, sidelights, borrowed lights, and windows in which the glazing extends down to within eighteen inches of the floor, thereby creating possibility of accidental breakage by pedestrian traffic, shall be glazed with safety glass, wire glass, or plastic glazing material that will resist breaking and will not create dangerous cutting edges when broken. Similar materials shall be used in wall openings of recreation rooms and exercise rooms unless required otherwise for fire safety. Glazing materials as noted above shall be used for shower doors and bath enclosures.
(8) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts.
(9) Grab bars shall be provided for all residents' showers, tubs and sitz baths. All grab bars shall have sufficient strength and anchorage to sustain a concentrated load of two hundred fifty pounds.
(10) Recessed soap dishes shall be provided in showers and bathrooms.
(11) Handrails for use by residents shall be provided on both sides of corridors. A clear distance of one and a half inches shall be provided between the handrail and the wall.
(12) Ends of handrail and grab bars shall be constructed to prevent snagging the clothes of residents.
(13) The location and arrangement of handwashing facilities shall permit their proper use and operation. Particular care shall be given to the clearances required for blade-type operating handles. Lavatories intended for use by residents shall be installed to permit use by residents in wheelchairs.
(14) Mirrors shall be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position.
(15) Paper towel dispensers and waste receptacles shall be provided at all handwashing fixtures.
(16) Ceiling heights shall be as follows:
(i) Boiler rooms shall have ceiling clearances not less than two feet six inches above the main boiler header and connecting piping.

(ii) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment.

(iii) All other rooms shall have not less than seven feet ten inch ceilings. Suspended tracks, rails and pipes located in path of normal traffic, including resident room vestibule ceilings, shall be not less than six feet eight inches above the floor.

(17) Recreation rooms, and similar spaces where impact noises may be generated shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.

(18) 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 ten degrees Fahrenheit above the ambient room temperature.

(b) Finishes shall include and comply with the following:

(1) 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-proof. Joints in tile and similar material in such areas shall be resistant to food acids. In all areas frequently subject to wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet, such as shower and bath areas, kitchen and similar work areas, shall have a non-slip surface.

(2) Wall bases in kitchen, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and coved with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects.

(3) Wall finishes shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant. Finish, trim, and wall and floor construction in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.

(4) Floor and wall penetrations by pipes, ducts and conduits shall be tightly sealed to minimize entry of rodents and insects. Joints of structural elements shall be similarly sealed.

(5) Ceilings throughout the facility shall be easily cleanable. Dietary and food preparation areas shall have finished ceilings covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

(6) Acoustical ceilings and acoustical wall treatment, including acoustical in-wall insulation as required, shall be provided for corridors in resident areas, nurses' stations, dayrooms, recreation rooms, dining areas and waiting areas to reduce ambient noise in resident living and sleeping areas.

Title: Section 713-3.22 - Construction, including fire-resistive requirements

713-3.22 Construction, including fire-resistive requirements.

(a) Every building and every portion thereof shall be designed and constructed to sustain all dead and live loads in accordance with accepted engineering practices and standards, including seismic forces where they apply.

(b) Foundations shall rest on natural solid bearing if a satisfactory bearing is available at reasonable depths. Proper soil-bearing values shall be established in accordance with recognized standards. If solid bearing is not encountered at practical depths, the structure shall be supported on driven piles or drilled piers designed to support the intended load without detrimental settlement, except that one-story buildings may rest on a fill designed by a soils engineer. When engineered fill is used, site preparation and placement of fill shall be done under the direct full-time supervision of the soils engineer. The soils engineer shall issue a final report on the compacted fill operation and certification of compliance with the job specifications. All footings shall extend to a depth not less than one foot below the estimated maximum frost line.

(c) An emergency radio communication system shall be provided in each facility. This system shall be self-sufficient in time of emergency and capable of operation without reliance on the building...
service or emergency electric power supply. It shall also be linked with the available community or State emergency communication network, including connections with police and fire department or system.

**Title:** Section 713-3.23 – Elevators

713-3.23 Elevators.

(a) All buildings having resident facilities such as bedrooms, dining rooms, recreation areas, critical services such as diagnostic and therapy functions located on other than the main entrance floor shall have at least two electric or electrohydraulic elevators, one of which shall be of the hospital-type. Engineering studies of the facility design and location of resident service areas including an analysis of peak loads and waiting time to determine the elevator needs for handling residents, staff, the public, food, and supplies shall be submitted to the department for approval prior to the completion of design development drawings.

(1) Hospital-type elevator cars shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least five feet wide by seven feet six inches deep. The car door shall have a clear opening of not less than three feet eight inches wide.

(2) Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of one-half inch.

(3) Elevators, except freight elevators, shall be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor.

(4) Elevator controls, alarm button and telephones shall be accessible to persons in wheelchairs.

(5) Elevator call buttons, controls and door safety stops shall be of a type that will not be activated by heat or smoke.

(b) The nursing home operator shall conduct or arrange for a third party to conduct field inspections and tests of elevators. The licensed operator of the nursing home facility shall obtain and maintain written certification that the installation meets the requirements set forth in this section and all applicable safety regulations and codes.

(c) The operation of elevators shall conform to NFPA 99, Standard for Health Care Facilities, 1999 edition, "Essential Electrical Distribution Requirements - Type II Systems". Further details concerning this referenced material are contained in section 711.2(a) of this Title.

**Effective Date:** 12/29/2010

**Title:** Section 713-3.24 - Mechanical systems and equipment

713-3.24 Mechanical systems and equipment.

(a) Prior to completion and acceptance of the facility, all mechanical systems shall be tested, balanced and operated to demonstrate to the licensed operator or owner or his or her representative that the installation and performance of these systems conform to the requirements of the approved plans and specifications. Upon completion of the contract, the owner and licensed operator shall be furnished with a complete set of manufacturers' operating, maintenance, and preventive maintenance instructions, parts lists with numbers and descriptions for each piece of equipment. The licensed operator shall obtain instructions on the operation of systems and equipment as required.

(b) Thermal insulation and acoustical insulation (if applicable) shall be provided on the following fixtures and equipment in the nursing home facility and shall comply with the following:

(1) boilers, smoke breeching and stacks;

(2) steam supply and condensate return piping;

(3) hot water piping above one hundred eighty (180) degrees Fahrenheit and all hot water heaters, generators and converters;

(4) hot water piping above one hundred twenty five degrees Fahrenheit which is exposed to contact by residents;

(5) chilled water, refrigerant, other process piping and equipment operating with fluid temperatures below ambient dew point;
(6) water supply and drainage piping on which condensation may occur;
(7) air ducts and casings with outside surface temperatures below ambient dew point; and,
(8) other piping, ducts, and equipment as necessary to maintain the efficiency of the system.
(9) Insulation may be omitted from hot water and steam condensate piping not subject to contact
by residents when such insulation is unnecessary for preventing excessive system heat loss or
excessive heat gain.
(c) Steam and hot water systems shall comply with the following:
(1) Boilers shall have the capacity to supply the normal requirements of all systems and equipment.
Boilers shall have the capacity, based on the net ratings published by the Hydronics Institute or
another generally accepted national standard approved by the commissioner, which is adequate to
assure resident safety and comfort, to supply not less than seventy percent of the normal
requirements of all systems and equipment. Their number and arrangements shall accommodate
facility needs despite the breakdown or routine maintenance of any one boiler. The capacity of the
remaining boiler(s) shall be sufficient to provide hot water service for clinical, dietary, and resident
use; steam for dietary purposes, and heating for general resident rooms. However, reserve capacity
for facility space heating is not required in geographic areas where a design dry-bulb temperature
of twenty five degrees Fahrenheit (minus four degrees Celsius) or more represents not less than
ninety nine percent of the total hours in any one heating month.
(2) Boiler feed pumps, heating circulating pumps, condensate return pumps and fuel oil pumps
shall be connected and installed to provide normal and standby service.
(3) Supply and return mains and risers of cooling, heating and process steam systems shall be
valved to isolate the various sections of each system. Each piece of equipment shall be valved at the
supply and return ends.
(d) Heating, cooling and ventilating systems for resident occupied areas of the facility shall comply
with the following minimum standards except where other minimum standards are shown on
Table 8 of this subdivision:
(1) Heating systems shall provide for a minimum temperature of seventy five degrees Fahrenheit at
design temperature. Cooling systems shall be designed to permit a maximum temperature of eighty
degrees Fahrenheit at design temperature.
(2) All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust
systems shall be located at the discharge end of the system. The ventilation rates shown in Table 8
of this subdivision shall be considered as minimum acceptable rates and shall not be construed as
precluding the use of higher ventilation rates provided such higher rates do not result in
undesirable air velocity in resident-use areas.
(i) Outdoor air intakes shall be located as far as practical, but not less than twenty five feet, from
exhaust outlets of ventilating systems, combustion equipment stacks, medicalsurgical vacuum
systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other
noxious fumes. The bottom of outdoor air intakes serving central systems shall be located as high as
practical but not less than six feet above ground level, or if installed above the roof, three feet above
roof level.
(ii) The ventilation systems shall be designed and balanced to provide the pressure relationship as
shown in Table 8, below.

**TABLE 8**
PRESSURE RELATIONSHIPS AND VENTILATION OF NURSING HOME FACILITIES

<table>
<thead>
<tr>
<th>Area designation</th>
<th>Pressure relationship adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum air changes of outdoor</td>
<td>Minimum total air changes per</td>
</tr>
<tr>
<td>All air exhausted directly to Recirculated within room units areas</td>
<td>hour supplied to room</td>
</tr>
<tr>
<td>air per hour supplied to room</td>
<td>hour supplied to room outdoors</td>
</tr>
</tbody>
</table>
Resident Room E 2 2
Optional Optional Resident Area Corridor E 2 4
Optional Optional Examination and Treatment Room E 2 6
Optional Optional Physical Therapy N 2 6
Optional Optional Occupational Therapy N 2 6
Optional Optional Soiled Workroom or Soiled Holding N 2 10
Yes No Clean Workroom or Clean Holding P 2 4
Optional Optional
Toilet Room N Optional 10 Yes No
Bathroom N Optional 10 Yes No
Janitors’ Closets N Optional 10 Yes No
Sterilizer Equipment Room N Optional 10 Yes No
Linen and Trash Chute Rooms N Optional 10 Yes No
Food Preparation Center E 2 10 Yes No
Warewashing Room N Optional 10 Yes No
Dietary Day Storage E Optional 2 Yes No
Laundry, General E 2 2 Yes No
Soiled Linen Sorting and Storage N Optional 10 Yes No
Clean Linen Storage P 2 2 Optional Optional
P=Positive N=Negative E=Equal

(iii) The bottoms of ventilation openings shall be not less than three inches above the floor of any room.

(iv) Corridors shall not be used to supply air to or exhaust air from any room, except that air from corridors may be used to ventilate bathrooms, toilet rooms, janitors’ closets, and small electrical or telephone closets opening directly on corridors.

(v) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 9 of this subdivision, below. The filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter may be located further downstream.

TABLE 9
FILTER EFFICIENCIES FOR CENTRAL VENTILATION AND AIR CONDITIONING SYSTEMS IN NURSING HOME FACILITIES
Area Designation Minimum number of filter beds
Filter efficiency (percent) main filter bed
Resident Care, Treatment Diagnostic & Related Areas
1 80*
Food Preparation Areas and Laundries
1 80
Administrative, Bulk Storage and Soiled Holding Areas
1 25
* May be reduced to thirty five percent for all outdoor air systems.

(vi) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ANSI/ASHRAE Standard 52.2-1999, Method of Testing Air-Cleaning Devices for Removal Efficiency by Particle Size, 1999 edition. Further details concerning this referenced material are contained in section 711.2(b) of this Title (a) Filter frames shall be durable and carefully dimensioned and shall provide an air-tight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work shall be gasketed or sealed to provide seal against air leakage. A manometer shall be installed across each filter bed serving central air systems.

(vii) Exhaust hoods in food preparation centers shall have an exhaust rate of not less than fifty
cubic feet per minute per square foot of face area. Face area is defined for this purpose as the open area from the exposed perimeter of the cooking surfaces. All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat actuated fan controls. Cleanout openings shall be provided every twenty feet in horizontal exhaust duct systems serving these hoods.

(viii) Boiler rooms shall be provided with sufficient outdoor air to maintain combustion rates of equipment and to limit temperature in working stations to ninety seven degrees Fahrenheit.

(e) All plumbing systems and other piping systems shall be designed and installed in accordance with the requirements of the local or municipal building code authority having jurisdiction.

(1) Plumbing fixtures shall comply with the following:

(i) The material used for plumbing fixtures shall be of non-absorptive acid-resistant material.

(ii) The water supply spout for lavatories and sinks required in resident care areas shall be mounted so that its discharge point is a minimum distance of five inches above the rim of the fixture. All fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves, which can be operated without the use of hands. Where blade handles are used for this purpose, they shall not exceed four and one-half inches in length, except that handles on clinical sinks shall be not less than six inches long.

(iii) Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

(iv) Shower bases and tubs shall provide non-slip surfaces for standing residents.

(2) Water supply systems shall comply with the following:

(i) Water in sufficient quantity shall be provided that is of a quality, which conforms to Part 5 of this Title.

(ii) Systems shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods.

(iii) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

(iv) Backflow preventers (vacuum breakers) shall be installed on hose bibs, janitors sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached.

(v) Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(vi) Water distribution systems shall be narrated to provide hot water at each hot water outlet at all times. Hot water at shower, bathing and handwashing facilities shall not exceed one hundred ten degrees Fahrenheit.

(3) Hot water heating systems shall comply with the following:

(i) The hot water heating system shall have sufficient capacity to supply water at the temperatures and amounts indicated below. Water temperatures shall be taken at hot water point of use or inlet to processing equipment.

(ii) Storage tank(s) shall be fabricated of corrosion-resistant metal or lined with noncorrosive material.

Clinical USE
Dietary
Laundry

Gallons (per hour per resident) 6 1/2 4 4 ½
Liters (per second per resident) .007 .004 .005
Temperature (F) 110 * 180 180
*Maximum

(4) Drainage systems shall comply with the following requirements:

(i) Insofar as possible, drainage piping shall not be installed within the ceiling nor installed in an exposed location in food preparation centers, food serving facilities, food storage areas, and other
critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems.

(ii) Building sewers shall discharge into a community sewage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and state regulations.

(5) If used, nonflammable medical gas systems installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning this reference material are contained in section 711.2(a) of this Title.

(6) If used, clinical vacuum system installations shall be in accordance with the requirements of NFPA 99, Standard for Health Care Facilities, 1999 edition, and Compressed Gas Association Inc. (CGA) Pamphlet E-10: Maintenance of Medical Gas and Vacuum Systems in Health Care Facilities, third edition. Further details concerning these reference materials are contained in section 711.2 of this Title.

Title: Section 713-3.25 - Electrical Requirements

713-3.25 Electrical Requirements.

(a) All material including equipment, conductors, controls and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. Materials and installation shall conform to NFPA 70, National Electric Code, 1999 edition and NFPA 99, Standard for Health Care Facilities, 1999 edition. Further details concerning these referenced materials are contained in section 711.2(a) of this Title. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

(b) Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and panel boards shall be enclosed or guarded to provide a deadfront type of assembly. The main switchboard shall be located in a separate enclosure accessible only to authorized persons. The switchboard shall be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space free of corrosive fumes or gases. Overload protective devices shall be suitable for operating properly in ambient temperature conditions.

(c) Panel boards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement does not apply to emergency system circuits.

(d) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings, and parking lots shall have lighting commensurate with intended use. Residents’ rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(e) Receptacles (convenience outlets) shall comply with the following:

(1) Each resident room shall have duplex grounding-type receptacles as follows: one located near each side of the head of each bed; one for television if used; and one on another wall.

(2) Duplex receptacles for general use shall be installed approximately fifty feet apart in all corridors and within twenty five feet of ends of corridors.

(f) The electrical circuit(s) to fixed or portable equipment in hydrotherapy units shall be provided with five milliampere ground fault interrupters.

(g) Nurses’ calling systems shall comply with the following:

(1) In resident occupied areas, each room shall be served by at least one calling station and each resident shall be provided with a call device. Two call devices serving adjacent beds may be served by one calling station. Calls shall register with the floor staff and shall activate a visible signal in the corridor at the residents’ door, in the clean workroom, in the soiled workroom, and in the nourishment station of the nursing unit. In multicorridor nursing units, additional visible signals shall be installed at corridor intersections, in rooms containing two or more calling stations,
indicating lights shall be provided at each station. Nurses' calling systems that provide two-way
voice communication shall be equipped with an indicating light at each calling station with lights,
and remain lighted as long as the voice circuit is operating.
(2) A nurse’s call emergency device shall be provided for residents' use at each residents' toilet,
bath and shower.
(3) Alternate technologies can be considered for emergency or nurse call systems. If radio
frequency systems are used, consideration should be given to electromagnetic compatibility
between internal and external sources. The department will consider the use of alternate
technologies on a case-by-case basis and may approve the use of such technology if resident safety
is assured.
(h) Emergency electric services shall comply with the following requirements:
(1) To provide electricity during an interruption of the normal electric supply, an emergency source
of electricity shall be provided and connected to certain circuits for lighting and power.
(2) The source of this emergency electric service shall be as follows:
(i) an emergency generating set when the normal service is supplied by one or more central station
transmission lines; and,
(ii) an emergency generating set or a central station transmission line when the normal electric
supply is generated on the premises.
(3) Emergency electrical service shall be provided to the distribution systems as follows:
(i) Illumination for means of egress and for exit signs and exit directional signs as required in
NFPA101, Life Safety Code, 2000 edition. Further details concerning this referenced material are
contained in section 711.2(a) of this Title.
(ii) Corridor duplex receptacles in resident areas.
(iii) Nurses’ calling systems.
(iv) Equipment necessary for maintaining telephone service.
(v) Elevator service that will reach every resident floor when resident rooms are located on other
than the ground floor. Throwover facilities shall be provided to allow temporary operation of any
elevator for release of persons who may be trapped between floors.
(vi) A fire pump, if installed.
(vii) Equipment for heating resident rooms, except where the facility is served by two or more
electrical services supplied from separate generators of a utility distribution network having
multiple power input sources and arranged to provide mechanical and electrical separation so that
a fault between the facility and the generating sources will not likely cause an interruption of its
service feeders.
(viii) General illumination and selected receptacles in the vicinity of the generator set.
(ix) Paging or speaker systems if intended for communication during emergency. Radio
transceivers where installed for emergency use shall be capable of operating for at least one hour
upon total failure of both normal and emergency power.
(x) Alarm systems, including fire alarms activated at manual stations, water flow alarm devices of
sprinkler system if electrically operated, fire and smoke detecting systems, and alarms required for
non-flammable medical gas systems if installed.
(xi) Walk-in refrigerator and freezer.
(xii) Electric duplex outlets for all resident rooms, communal areas and service areas serving
residents requiring ventilator care.
(4) The emergency lighting shall be in operation within ten seconds after the interruption of normal
electric power supply. Emergency service to receptacles and equipment may be delayed automatic
or manually connected. Receptacles connected to emergency power shall be distinctively marked.
When the generator is operated by fuel, which is normally piped underground to the site from a
utility distribution system, fuel storage facilities on the site will not be required.
(5) Each resident sleeping room shall be protected by an automatic smoke and heat detection system which includes an approved and operational automatic smoke and heat detector in such room. The detector shall conform to the applicable provisions of NFPA 72, National Fire Alarm Code, 1999 edition. Further details concerning this referenced material are contained in section 711.2(a) of this Title.

**Title:** Section 713-3.26 - Compliance with more current standards

713-3.26 Compliance with more current standards.

Notwithstanding any provision to the contrary in this title, a licensed operator or applicant, when submitting a construction project application for approval, may elect to comply with all applicable requirements of Subpart 713-4 in lieu of complying with this Subpart.

**Title:** SubPart 713-4 - Standards for nursing home construction after December 31, 2010

SUBPART 713-4 STANDARDS FOR NURSING HOME CONSTRUCTION AFTER DECEMBER 31, 2010

(Statutory authority: Public Health Law Section 2803)

**Title:** Section 713-4.1 – Applicability

713-4.1 Applicability.

This Subpart sets forth minimum construction and physical environment standards applicable to nursing home facilities built and to portions of nursing home facilities altered or renovated pursuant to department or commissioner approval granted on or after January 1, 2011 and to other nursing home construction projects not requiring such approval that are completed on or after January 1, 2011.

**Title:** Section 713-4.2 - General requirements

713-4.2 General requirements.

Nursing homes shall be designed to provide flexibility in order to meet the changing physical, medical and psychological needs of the residents. The facility design shall produce a supportive environment to enhance and extend quality of life for residents. The architectural design, through the organization of functional space, the specification of ergonomically appropriate and arranged furniture, equipment, details and finishes, shall eliminate as many barriers as possible to effective access and use by residents of all space, services, equipment and utilities appropriate for daily living.

**Title:** Section 713-4.3 - Pertinent standards

713-4.3 Pertinent standards.

Nursing homes shall comply with all pertinent requirements, technical standards and codes set forth or incorporated by reference into Part 711 of this Title, including but not limited to, Chapter 18, "New Health Care Occupancies", of NFPA 101, Life Safety Code, 2000 edition, which is described in more detail in Section 711.2(a) of this Title. Nursing home facilities shall also comply with the Chapter 4.2, "Specific Requirements for Nursing Facilities", of Part 4, "Residential Health Care Facilities", of Guidelines for the Design and Construction of Health Care Facilities, 2010 edition, except where such guidelines and standards are inconsistent with the requirements of this Subpart.

The Guidelines for the Design and Construction of Health Care Facilities, 2010 edition, is described in more detail in section 711.2(b)(7) of this Title.

**Title:** Section 713-4.4 - Resident units

713-4.4 Resident units.

(a) The number of residents in a resident unit arranged in a linear layout shall not exceed forty. However, the Department will consider exceptions to this requirement to enhance the quality of life for residents when a higher number of residents clearly achieves a savings in operational costs, improves resident services and is based upon sub-groups of residents (sub-units).

(b) When sub-units are used, each sub-unit shall be arranged so as to provide access to a bathing room and a soiled workroom or soiled holding room located within, or readily accessible to, the unit.
(c) At least one-tenth of the total residents in any facility shall be located in single rooms. Each room shall have a window that can be opened without the use of tools. The windowsills shall not be higher than two feet eight inches above the finished floor to facilitate views to the exterior for residents seated in wheelchairs, and shall be above grade.

(d) Each resident shall have a wardrobe or closet with minimum clear inside dimensions of three feet by one foot ten inches deep. Drawer space may be provided as part of the wardrobe, as long as hanging space measuring two feet wide by one foot ten inches deep by five feet high, accessible to the resident, is maintained.

Title: Section 713-4.5 - Physical environment standards for long-term care programs for ventilator dependent residents

713-4.5 Physical environment standards for long-term care programs for ventilator dependent residents.

(a) Each resident room for ventilator care shall provide adequate space for a mechanical ventilator and for equipment to be used in the administration of oxygen and suction, which must be available from a central location and piped to each bed, to each resident. A facility shall have a sufficient number of single rooms to accommodate one-fifth of the facility’s total capacity of ventilator dependent residents. If the facility has less than five beds certified for ventilator care, there must be at least one single room for the treatment of ventilator dependency. At least one single-bedded ventilator care room shall be designed and equipped for use as an infection control room with an additional lavatory conveniently located for staff handwashing, but not within the resident toilet room (a bathing facility may be omitted). If the facilities risk assessment indicates the facility is at high or intermediate risk for airborne infections, the infection control room shall be in compliance with the requirements for airborne infection isolation room(s) in Section 2.1-2.4.2, "Airborne Infection Isolation (AI) Room", of Part 2, "Hospitals", of Guidelines for Design and Construction of Health Care Facilities, 2010 edition, as described in more detail in section 711.2(b)(7) of this Title.

(b) The following service areas shall be readily available:

1. Adequate office space for staff serving ventilator dependent residents;
2. Staff unit workstation shall be of sufficient size to accommodate multiple disciplines;
3. Adequate storage and maintenance space to ensure routine servicing as required by program for ventilators and related equipment; this room shall contain provisions for hand washing;
4. Dining space that is accessible; and
5. Adequate therapy space for rehabilitation.

(c) At least one resident bathing facility shall be equipped to accommodate a stretchertype bathing apparatus, and space for equipment and staff assistance. The entrance shall have a clear opening of at least forty-five inches (45”) to accommodate residents utilizing multiple equipment, such as ventilators and infusion pumps.

Title: Section 713-4.7 - Units for residents requiring neurobehavioral interventions

713-4.7 Units for residents requiring neurobehavioral interventions.

(a) These dedicated and discrete units shall be either Neurobehavioral Units, or Neurobehavioral Step-down Units. When provided, these separate units shall comply with Section 4.2-2.2, "Resident Unit", of Part 4, "Residential Health Care Facilities", of the Guidelines for Design and Construction of Health Care Facilities, 2010 edition, as described in more detail in section 711.2(b)(7) of this Title, and with the following variations and additional requirements:

1. Each Neurobehavioral Unit shall be designed for a minimum of fifteen residents and a maximum of twenty residents and shall be planned as a secure unit. All resident bedrooms in Neurobehavioral Units shall be single occupancy.

2. Each Neurobehavioral Step-down Unit shall be limited to a maximum of twenty certified beds, and shall not be a secure unit. This unit shall be monitored for elopement however, with a delayed egress system on all unit doors. Neurobehavioral Step-down Units shall provide single occupancy.
resident rooms for at least ten percent of the unit capacity. For the balance of the unit, the maximum number of beds in a resident room shall be two.
(3) Doors to resident bedrooms shall open outward.
(4) A private toilet room shall be provided for each resident bedroom.
(5) An exercise room shall be located on the unit and provide a minimum of twenty-five net square feet per resident. Additional space shall be provided for storage. Adjacent dedicated resident toilet and showers shall be provided.
(6) An activity room shall be located on the unit and provide a minimum of thirty-eight net square feet per resident. Additional space shall be provided for equipment storage. Adjacent resident toilet and bathing facilities shall be provided.
(7) Each Neurobehavioral Step-down Unit shall be provided at least one separate enclosed room providing a distraction-free treatment environment with visual and auditory separation from adjacent spaces and functions. This space shall accommodate a maximum of eight persons, for activities for functional living skills or cognitive skill development.
(8) Conference/counseling rooms sufficient for private family meetings with facility personnel and for meetings of facility staff shall be provided on the nursing unit. At least one room shall accommodate up to eight persons.
(9) Adequate on-unit offices shall be provided for staff use.
(10) Resident bathing facilities shall be provided at a ratio of one fixture per seven residents.
(11) Details and finishes shall be designed to provide a high degree of safety and security for both residents and staff.
(i) Doors to all resident rooms shall be located so as to negate a possible resident hiding space behind the door.
(ii) Doors, which separate the Neurobehavioral Units from adjacent functional areas of the facility shall be secure. Delayed egress doors shall be sufficient for Neurobehavioral Step-down Units.
(iii) The walls of resident use rooms shall be constructed so as to resist damage.
(iv) The ceilings of resident use rooms shall be constructed to resist damage. The ceiling surface shall be monolithic from wall to wall.
(v) Light switches and electric convenience outlets shall be tamper proof.
(vi) Major room furnishings such as desks, dressers, night tables, and shelving shall be designed and/or installed to minimize the danger of injury to residents and staff.
(vii) Shower heads in resident bathing rooms shall be of a recessed type.
(viii) Operable windows shall be provided with devices, which will prevent the possibility of accidental falls. The operable sash opening shall be limited to six inches, however, alternate window opening protection may be acceptable, i.e., security screens. Window bars are not permitted.
(ix) An emergency call system for staff use shall be provided in all resident use spaces to permit staff communications in an emergency.
(x) Secure outside activity areas shall be provided. Resident access to the areas shall be directly from the unit.

Title: Section 713-4.8 - Communal areas
713-4.8 Communal areas.
Resident communal areas shall be designed and furnished to encourage resident use.
(a) Toilets accommodating wheelchair residents shall be readily accessible to all communal areas.
(b) Resident Dining: Dining areas shall:
(1) Provide adequate space for resident dining in accordance with the functional program, including residents in wheelchairs when applicable.
(2) Provide adequate clear space for residents to access and leave their tables without disturbing other residents.
(3) Include adequate clearances for residents in wheelchairs and/or other mobility devices.
(4) Provide clear and unobstructed lanes for servers and food carts.
(5) Include space for attendants to assist residents who cannot feed themselves.
(6) Be permitted to be located in separate satellite dining areas within or adjacent to nursing units to accomplish less densely populated groupings and to be easily accessible to the residents.
(7) Provide toilet facilities accommodating wheelchair residents that are readily accessible to all dining areas.
(8) Be permitted to be used for other activities in accordance with the functional program.

Recreation and lounge areas shall:
(1) Provide adequate space for resident activities in accordance with the functional program.
(2) Be sufficient in number and configuration to allow for varying sizes of resident groups and separate and distinct activities.

**Title:** Section 713-4.9 - Support Services

713-4.9 Support Services.

(a) Construction, equipment and installation of dietary facilities shall comply with the standards in Part 14 of this Title.
(b) General storage rooms shall have a total area of not less than twelve net square feet per resident and not less than ninety cubic feet in volume per resident. Storage of not-in-use institutional furniture, equipment and supplies shall generally be concentrated in one centralized area. Storage of out-of-season clothing and residents’ belongings not currently in use may be decentralized in close proximity to nursing units.
(c) In addition to employees’ facilities such as locker rooms, lounges, toilets or shower facilities called for in certain departments, a sufficient number of such facilities as are required to accommodate the needs of all personnel and volunteers shall be provided.

**Title:** Section 713-4.10 - Details and finishes

713-4.10 Details and finishes.

(a) Doors to all rooms containing bathtubs, sitz baths, showers and toilets for resident use shall be hinged or sliding. When such rooms have only one opening, the door shall be designed to be opened without need to push against a resident who may have collapsed within the room.
(b) The minimum width of all openings to rooms needing access for beds or stretchers shall be at minimum three feet eight inches.
(c) Floors in wet areas, such as bathing/shower facilities, shall be pitched to floor drains to prevent any run-off to areas outside the room.
(d) Acoustical treatment shall be provided between corridors in resident areas, nurse's stations, dayrooms, recreation rooms, dining areas and waiting areas and resident rooms to reduce ambient noise in resident living and sleeping areas. The STC (Sound Transmission Classification) between those spaces shall not be less than fifty-one and the NRC (Noise Reduction Coefficient) shall not be less than sixty-five for ceilings in those spaces.
at a cost of two hundred fifty dollars ($250.00). Existing licensed facilities shall meet the requirements of the North Carolina State Building Code in effect at the time of construction or remodeling.
(c) Any existing building converted from another use to a nursing facility shall meet all requirements of a new facility.
(d) The sanitation, water supply, sewage disposal and dietary facilities shall comply with the rules of the Commission for Public Health, which are incorporated by reference, including all subsequent amendments. Copies of these Rules may be obtained from the Department of Environment and Natural Resources, Division of Environmental Health, Environmental Health Services Section, 1630 Mail Service Center, Raleigh, NC 27699-1630 at no cost.
(e) The adult care home portion of a combination facility shall meet the rules for a nursing facility contained in Sections .3100, .3200, .3300, and .3400 of this Subchapter, except when separated by two-hour fire resistant construction. When separated by two-hour fire-resistant construction, the adult care home portion of the facility shall meet the rules for domiciliary homes in 10A NCAC 13F, Licensing of Adult Care Homes, which are incorporated by reference, including all subsequent amendments; and domiciliary resident areas must be located in the domiciliary section of the facility. Copies of 10A NCAC 13F can be obtained free of charge from the Division of Health Service Regulation, Adult Care Licensure Section, 2708 Mail Service Center, Raleigh, NC 27699-2708.
(f) An addition to an existing facility shall meet the same requirements as a new facility.


Subchapter 13D

10A NCAC 13D .3102 APPLICATION OF PHYSICAL PLANT REQUIREMENTS
The physical plant requirements for each facility shall be applied as follows:
(1) New construction shall comply with the requirements of Sections .3100-.3400 of this Subchapter.
(2) Except where otherwise specified, existing buildings shall meet licensure and code requirements in effect at the time of construction, alteration or modification.
(3) New additions, alterations, modifications and repairs shall meet the technical requirements of Sections .3100-.3400 of this Subchapter; however, where strict conformance with current requirements would be impractical, the Division may approve alternative measures where the facility can demonstrate to the Division’s satisfaction that the alternative measures do not reduce the safety or operating effectiveness of the facility.
(4) Rules contained in Sections .3100-.3400 of this Subchapter are minimum requirements and are not intended to prohibit buildings, systems or operational conditions that exceed minimum requirements.
(5) Equivalency: Alternate methods, procedures, design criteria and functional variations from the physical plant requirements, because of extraordinary circumstances, new programs or unusual conditions, may be approved by the Division when the facility can effectively demonstrate to the Division’s satisfaction, that the intent of the physical plant requirements are met and that the variation does not reduce the safety or operational effectiveness of the facility.
(6) Where rules, codes or standards have any conflict, the most stringent requirement shall apply.

History Note: Authority G.S. 131E-104; Eff. January 1, 1996.

10A NCAC 13D .3103 SITE
The site of the proposed facility must be approved by the Department prior to construction and shall:
(1) be accessible by public roads and public transportation;
(2) be accessible to fire fighting services;
(3) have a water supply, sewage disposal system, garbage disposal system and trash disposal system approved by the local health department having jurisdiction;
(4) meet all local ordinances and zoning laws; and
(5) be free from exposure to hazards and pollutants.

History Note: Authority G.S. 131E-104; Eff. January 1, 1996

10A NCAC 13D .3104 PLANS AND SPECIFICATIONS
(a) When construction or remodeling is planned, final working drawings and specifications shall be submitted by the owner or his appointed representative to the Department for review and approval. Schematic drawings and preliminary working drawings shall be submitted by the owner prior to the required submission of final working drawings. The Department will forward copies of each submittal to the Department of Insurance and the Division of Environmental Health for review and approval. Three copies of the plan shall be provided at each submittal.
(b) Approval of final plans and specifications must be obtained from the Department prior to licensure. Approval of plans shall expire after one year unless a building permit for the construction has been obtained prior to the expiration date of the approval of final plans.
(c) If an approval expires, renewed approval shall be issued provided revised plans meeting all current regulations, codes, and standards are submitted and reviewed.
(d) Completed construction or remodeling shall conform to the minimum standards established in Sections .3100, .3200, .3300, and .3400 of this Subchapter. Prior to approval for licensure, one set of "as built working drawings" shall be furnished to the Department. Final working drawings and building construction including building systems operation must be approved by the Department prior to licensure.
(e) The owner or his designated agent shall notify the Department when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent, and 90 percent complete and upon final completion. New construction or remodeling must be approved in writing by the Department prior to use.

History Note: Authority G.S. 131E-104; Eff. January 1, 1996.

SECTION .3200 - FUNCTIONAL REQUIREMENTS
10A NCAC 13D .3201 REQUIRED SPACES
(a) The net floor area of a single bedroom shall not be less than 100 square feet and the net floor area of a room for more than one bed shall not be less than 80 square feet per bed. The 80 square feet and 100 square feet requirements shall be exclusive of closets, toilet rooms, vestibules or wardrobes. When a designated single room exceeds 159 net square feet in floor area, it shall remain a single bedroom and cannot be used as a multi-bedroom unless approved in advance by the Division to meet the requirements of G.S. 131E, Article 9.
(b) The total space set aside for dining, recreation and other common use shall not be less than 25 square feet per bed for a nursing facility and 30 square feet per bed for the adult care home portion of a combination facility. Physical therapy, occupational therapy and rehabilitation space shall not be included in this total.
(c) In nursing facilities, included in the total square footage required by Rule .3201(b) of this Section, a separate dining area or areas at a minimum of 10 square feet per bed shall be provided and a separate activity area or areas at a minimum of 10 square feet per bed shall be provided. The remainder of the total required space for dining and activities may be in a separate area or combined with either of the required dining or activity areas.
(d) In combination facilities, included in the total square footage required by Rule .3201(b) of this Section, a separate dining area or areas at 14 square feet per adult care home bed shall be provided. The adult care home dining area or areas may be combined with the nursing facility dining area or
areas. A separate activity area or areas for domiciliary beds shall be provided at 16 square feet per domiciliary bed. The adult care home activity area may not be combined with the activity area or areas required for nursing beds.

(e) Dining, activity, and living space shall be designed and equipped to provide accessibility to both patients confined to wheelchairs and ambulatory patients. Required dining, activity, and living areas shall have windows with views to the outside. The glazing material for the windows shall not be less than eight percent of the floor area required for each dining, activity, or living space.

(f) Closets and storage units for equipment and supplies shall not be included as part of the required dining, activity, and living floor space area.

(g) Handicap accessible outdoor areas for individual and group activities shall be provided.

(h) For nursing beds, separate bedroom closets or wardrobes shall be provided in each bedroom to provide each occupant with a minimum of 36 cubic feet of clothing storage space at least half of which is for hanging clothes.

(i) For adult care home beds, separate bedroom closets or wardrobes shall be provided in each bedroom to provide each adult care home resident with a minimum of 48 cubic feet of clothing storage space at least half of which is for hanging clothes.

(j) Some means for patients and residents to lock personal articles within the facility shall be provided.

(k) A toilet room shall be directly accessible from each patient room and from each central bathing area without going through the general corridor. One toilet room may serve two patient rooms but not more than eight beds. The lavatory may be omitted from the toilet room if one is provided in each patient room. One tub or shower shall be provided for each 15 beds not individually served. There shall be at least one bathtub accessible on three sides and one shower provided for each 60 beds or fraction thereof.

(l) For each nursing unit, or fraction thereof on each floor, the following shall be provided:

1. a medication preparation area with a counter, a sink with four-inch faucet trim handles, a medication refrigerator, eye level medication storage, cabinet storage and double locked narcotic storage room, located adjacent to the nursing station or under visual control of the nursing station;
2. a clean utility room with counter, sink with four-inch handles, wall and under counter storage;
3. a soiled utility room with counter, sink with four-inch handles, wall and under counter storage, a flush-rim clinical sink or water closet with a device for cleaning bedpans and a means for washing and sanitizing bedpans and other utensils;
4. a nurses' toilet and locker space for coats, purses, and personal belongings;
5. an audio-visual nurse-patient call system arranged to ensure that a patient's call in the facility is noted at a staffed station;
6. a soiled linen storage room;
7. a clean linen storage room;
8. a nourishment station in an area enclosed with walls and doors which contains work space, cabinets and refrigerated storage, and a small stove, microwave oven or hot plate; and
9. one nurses' station consisting of desk space for writing, storage space for office supplies, storage space for patients' records and space for nurses' call equipment.

(m) Clean linen storage shall be provided in a separate room from bulk supplies. Clean linen for nursing units may be stored in closed carts, or cabinets in the clean utility room, or in a linen closet on the unit floor.

(n) A soiled linen room shall be provided.

(o) Each nursing unit shall be provided with at least one janitor's closet. The kitchen area and laundry area each shall have a janitor's closet. Administration, occupational and physical therapy, recreation, personal care and employee facilities shall be provided janitor's closets and may share one as a group.
(p) Stretcher and wheelchair storage shall be provided.
(q) Bulk storage shall be provided at the rate of five square feet of floor area per bed.
(r) Office space shall be provided for persons holding the following positions: administrator, director of nursing, social services director, activities director and physical therapist. There shall also be a business office.
(s) Each combination facility shall provide a minimum of one residential washer and residential dryer located to be accessible by adult care home staff, residents, and family, unless personal laundry service is provided by the facility.

*History Note: Authority G.S. 131E‑104; Eff. January 1, 1996; Amended Eff. October 1, 2008.*

**10A NCAC 13D .3202 FURNISHINGS**

(a) Handgrips shall be provided for all toilet and bath facilities used by patients. Handrails shall be provided on both sides of all corridors used by patients.

(b) Flame resistant privacy screens or curtains shall be provided in multi-bedded rooms.

*History Note: Authority G.S. 131E‑104; Eff. January 1, 1996.*

**SECTION .3300 - FIRE AND SAFETY REQUIREMENTS**

**10 NCAC 03H .3301 NEW FACILITY REQUIREMENTS**

In addition to the requirements in Rule .3101(b) of this Subchapter, a new facility shall meet the following additional requirements:

1. Each floor used for patient sleeping rooms shall be divided into at least two sections by a smoke partition.

2. Nursing units shall be designed to provide separation from other departments or services with a smoke barrier.

3. Horizontal exits are not permitted in any new facility.

*History Note: Authority G.S. 131E‑104; Eff. January 1, 1996.*

**10A NCAC 13D .3302 ADDITIONS**

An addition to an existing facility shall meet the same requirements as a new facility except that in no case shall more than one horizontal exit be used to replace a required exit to the outside.

*History Note: Authority G.S. 131E‑104; Eff. January 1, 1996.*

**SECTION .3400 - MECHANICAL: ELECTRICAL: PLUMBING**

**10A NCAC 13D .3401 HEATING AND AIR CONDITIONING**

Heating and cooling systems shall meet the American Society of Heating, Refrigerating, and Air Conditioning Engineers Inc. Guide [which is incorporated by reference, including all subsequent amendments; copies of this document may be obtained from the American Society of Heating, Refrigerating & Air Conditioning Engineers Inc. at 1791 Tullie Circle NE, Atlanta, GA 30329 at a cost of one hundred nineteen dollars ($119.00.)]; and the National Fire Protection Association Code 90A, [current addition with all subsequent amendments which is adopted by reference; copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of nineteen dollars and fifty cents ($19.50)] with the following modifications:

1. Drug rooms must have positive pressure with relationship to adjacent areas.

2. Environmental temperature control systems shall be capable of maintaining temperatures in the facility at 72 degrees F. minimum in the heating season and a maximum of 81 degrees F. during the non-heating season.
(3) Rooms designated for isolation shall have negative or positive pressure with relationship to adjacent areas depending upon the type of patient to be isolated. Exhaust for isolation rooms shall be ducted to the outdoors with exhaust fans located at the discharge end of the duct.

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History Note: Authority G.S. 131E-104;

10A NCA 13D .3402 EMERGENCY ELECTRICAL SERVICE

Emergency electrical service shall be provided for use in the event of failure of the normal electrical service. This emergency service shall consist of the following:

(1) In any existing facility, the following shall be provided:
   (a) type 1 or 2 emergency lights as required by the North Carolina State Building Code, Electrical Code;
   (b) additional emergency lights for all nursing stations, drug preparation and storage areas, and for the telephone switchboard, if applicable;
   (c) one or more portable battery-powered lamps at each nursing station; and
   (d) a suitable source of emergency power for life-sustaining equipment, if the facility admits or cares for occupants needing such equipment, to ensure continuous operation for a minimum of 72 hours.

(2) Any new addition to an existing facility shall meet the same requirements as new construction.

(3) Any conversion of an existing building (hotel, motel, abandoned hospital, abandoned school, or other building) shall meet the same requirements for emergency electrical services as required for new construction.

(4) An emergency generating set, including the prime mover and generator, shall be located on the premises and shall be reserved exclusively for supplying the emergency electrical system.

(5) Emergency electrical services shall be provided as required by Rule .3101(b) of this Subchapter with the following modifications:
   (a) Section (B)(2) contained in Section 517-10 of the North Carolina State Building Code, Electrical Code shall not apply to new facilities.
   (b) Egress lighting shall be connected to the essential electrical system at exterior of exits.
   (c) Task illumination in the switchgear and boiler rooms shall be connected to the essential electrical system.

(6) The following equipment, devices, and systems which are essential to life safety, and the protection of important equipment or vital materials shall be connected to the emergency electrical system as follows:
   (a) nurses' calling system;
   (b) fire pump if installed;
   (c) sewerage lift or sump pumps if installed;
   (d) one elevator, where elevators are used for vertical transportation of patients;
   (e) equipment such as burners and pumps necessary for operation of one or more boilers and their necessary auxiliaries and controls, required for heating and sterilization, if installed;
   (f) equipment necessary for maintaining telephone service.

(7) A minimum of one dedicated emergency branch circuit per bed for ventilator dependent patients is required in addition to the normal system receptacle at each bed location required by the North Carolina State Building Code, Electrical Code. This emergency circuit shall be provided with a minimum of two duplex receptacles identified for emergency use. Additional emergency branch circuits/receptacles shall be provided where the electrical life support needs of the patient exceed the minimum requirements stated in this Paragraph. Each emergency circuit serving
ventilator dependent patients shall be fed from the automatically transferred critical branch of the essential electrical system. This Paragraph shall apply to both new and existing facilities.

(8) Heating equipment provided for ventilator dependent patient bedrooms shall be connected to the critical branch of the essential electrical system and arranged for delayed automatic or manual connection to the emergency power source if the heating equipment depends upon electricity for proper operation. This Paragraph shall apply to both new and existing facilities.

(9) Task lighting connected to the automatically transferred critical branch of the essential electrical system shall be provided for each ventilator dependent patient bedroom. This Paragraph shall apply to both new and existing facilities.

(10) Where electricity is the only source of power normally used for space heating, the emergency service shall provide for heating of patient rooms. Emergency heating of patient rooms will not be required in areas where the facility is supplied by at least two separate generating sources, or a network distribution system with the facility feeders so routed, connected, and protected that a fault any place between the generators and the facility will not likely cause an interruption.

(11) The emergency electrical system shall be so controlled that after interruption of the normal electric power supply, the generator is brought to full voltage and frequency and connected with 10 seconds through one or more primary automatic transfer switches to all emergency lighting, alarms, nurses’ call, and equipment necessary for maintaining telephone service. All other lighting and equipment required to be connected to the emergency system shall either be connected through the 10 second primary automatic transfer switching or shall be subsequently connected through other automatic or manual transfer switching. Receptacles connected to the emergency system shall be distinctively marked for identification.

(12) Sufficient fuel shall be stored for the operation of the emergency generator for a period not less than 72 hours, on a 24-hour per day operational basis. The generator system shall be tested and maintained per National Fire Protection Association (NFPA) code 99, current addition with all subsequent amendments, which is adopted by reference. Copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of thirty one dollars ($31.00). Records of running time shall be maintained and kept available for reference.

(13) Existing facilities shall have electrical systems that comply with licensure standards in effect at the time a license is first issued. Any remodeling that results in changes in service delivery shall comply with current licensure requirements to support the delivery of those services.

History Note: Authority G.S. 131E-104; Eff. January 1, 1996.

10A NCAC 13D .3403 GENERAL ELECTRICAL

(a) All main water supply shut off valves in the sprinkler system shall be electronically supervised so that if any valve is closed an alarm will sound at a continuously manned central station.

(b) No two adjacent emergency lighting fixtures shall be on the same circuit.

(c) Receptacles in bathrooms shall have ground fault protection.

(d) Each patient bed location shall be provided with a minimum of four single or two duplex receptacles. Two single receptacles or one duplex receptacle shall be connected to the critical branch of the emergency power system at each bed location. Each patient bed location shall also be provided with a minimum of two single receptacles or one duplex receptacle connected to the normal electrical system.

(e) Each patient bed location shall be supplied by at least two branch circuits.

(f) The fire alarm system shall be installed to transmit an alarm automatically to the fire department that is legally committed to serve the area in which the facility is located, by the most direct and reliable method approved by local ordinances.

(g) In patient areas, fire alarms shall be gongs or chimes rather than horns or bells.
(h) All receptacles in patient use areas must be grounded by an insulated conductor sized in accordance with Table 250-95 of the North Carolina State Building Code, Electrical Code.

*History Note: Authority G.S. 131E-104; Eff. January 1, 1996.*

**10A NCAC 13D .3404 OTHER**

(a) In general patient areas, each room shall be served by at least one calling station and each bed shall be provided with a call button. Two call buttons serving adjacent beds may be served by one calling station. Calls shall register with the floor staff and shall activate a visible signal in the corridor at the patient’s or resident’s door. In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections. In rooms containing two or more calling stations, indicating lights shall be provided at each station. Nurses’ calling systems which provide two-way voice communication shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating. A nurses’ call emergency button shall be provided for patients’ and residents’ use at each patient and resident toilet, bath, and shower.

(b) At least one telephone shall be available in each area to which patients are admitted and additional telephones or extensions as are necessary to ensure availability in case of need.

(c) General outdoor lighting shall be provided adequate to illuminate walkways and drive.

(d) A flow of hot water shall be within safety ranges specified as follows:

- Patient Areas: 6 1/2 gallons per hour per bed and at a temperature of 100 - 116 degrees F;
- Dietary Services: 4 gallons per hour per bed and at a minimum temperature of 140 degrees F;
- Laundry Area: 4 1/2 gallons per hour per bed and at a minimum temperature of 140 degrees F.

(e) Plumbing systems shall meet the requirements of the North Carolina State Building Code, Plumbing Code.

(f) Medical gas and vacuum systems shall be installed, tested, and maintained in accordance with the National Fire Protection Code 99 current addition with all subsequent amendments, which is adopted by reference. Copies of this code may be obtained from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101 at a cost of thirty one dollars ($31.00).

(g) The Administrator shall assure that isolation facilities are available and used for any patient admitted or retained with a communicable disease.

(h) Each facility shall have a control system or procedure to aid staff in the supervision of patients who wander or are disoriented. This requirement shall apply to new and existing facilities.

*History Note: Authority G.S. 131E-104; Eff. January 1, 1996.*

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**NORTH DAKOTA**

**33-07-03.2-08. Physical environment.**

The facility must be constructed, arranged, and maintained to ensure the safety and wellbeing of the residents.

1. The physical plant must comply with the construction standards of chapter 33-07-04.2; and
2. The facility must provide an environment that is maintained, clean, comfortable, and appropriately responds to the physical, functional, and psychosocial needs of the residents. The facility must provide adequate space, lighting levels, ventilation, and safety measures consistent with the services being offered and the needs of the residents being served.

*History: Effective July 1, 1996.*
33-07-03.2-24. **Housekeeping, maintenance, and laundry services.**
The facility shall provide housekeeping and maintenance services necessary to maintain a sanitary and comfortable environment and laundry services, including personal laundry services, to meet the needs of the residents.

1. The facility shall employ sufficient housekeeping and maintenance personnel to maintain the interior and exterior of the facility in a safe, clean, orderly, and attractive manner. The facility shall establish, implement, and update policies and procedures consistent with current standards of practice including procedures to ensure:
   a. The facility is kept free from offensive odors, accumulations of dirt, rubbish, dust, and safety hazards;
   b. Floors are regularly cleaned, polishes on floors provide a nonslip finish, and throw or scatter rugs have a nonslip backing;
   c. Walls and ceilings are maintained, cleaned, and painted as needed;
   d. The grounds are kept free from refuse and litter; and
   e. Poisons and chemical compounds must be stored away from resident and food preparation and storage areas.

2. The facility shall be maintained free from insects and rodents.
   a. Pest control services must be provided by the facility or by contract with a pest control company.
   b. Windows and doors must be appropriately screened to exclude insects.
   c. Harborages and entrances for insects and rodents must be eliminated.

3. The facility shall have available at all times a sufficient supply of linen in good condition for the care and comfort of residents and ensure there is sufficient trained staff and facilities available to provide these services in a manner that controls the spread of infection.
   a. Clean linen and clothing must be stored in clean, dry, dust-free, and easily accessible areas.
   b. Soiled linen must be sorted and stored in well-ventilated areas, separate from clean laundry spaces, and must not be permitted to accumulate
      (1) Soiled linen and clothing must be stored separately in suitable bags or containers.
      (2) Potentially infectious soiled linen must be handled with particular attention to avoid contamination of clean linen.
      (3) Soiled linen may not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, kitchens, or food storage areas.

*History: Effective July 1, 1996.*

*General Authority: NDCC 23-01-03, 28-32-02*

*Law Implemented: NDCC 23-16-01, 28-32-02*

**CHAPTER 33-07-04.2**

**GENERAL STANDARDS OF CONSTRUCTION AND EQUIPMENT FOR NURSING FACILITIES**

Section
33-07-04.2-01 Definitions
33-07-04.2-02 Conflict With Federal Requirements
33-07-04.2-03 Waiver Provision
33-07-04.2-04 Access and Surveillance by the Department
33-07-04.2-05 Plans of Correction
33-07-04.2-06 Site
33-07-04.2-07 Emanating Services
33-07-04.2-08 Plans and Specifications
33-07-04.2-09 Codes and Standards
33-07-04.2-10 Nursing Unit
33-07-04.2-11 Dining and Activity Areas
33-07-04.2-01. Definitions. The definitions located in section 33-07-03.2-01 apply to this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-02. Conflict with federal requirements. The provisions located in section 33-07-03.2-02 apply to this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-03. Waiver provision. The waiver provision located in section 33-07-03.2-04 applies to this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-04. Access and surveillance by the department. The provisions located in section 33-07-03.2-05 apply to this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-05. Plans of correction. The provisions located in section 33-07-03.2-06 apply to this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-06. Site. For new construction, the site of the facility must be away from nuisances detrimental to the proposed services, such as commercial or industrial developments, or other types of facilities that produce noise or air pollution. A site plan must be submitted to the department.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-07. Emanating services.

1. Sufficient information on the design of other types of facilities physically attached to the nursing facility must be submitted to the department so as to determine that safety from fire and the adequacy of the spaces and services of the facility are not compromised.

2. Occupants of other types of facilities may use service spaces such as dining and activities in the facility only when the size of such spaces exceed the standards of this chapter.

History: Effective July 1, 1996.

General Authority: NDCC 23-01-03, 28-32-02

Law Implemented: NDCC 23-16-01, 23-16-06

33-07-04.2-08. Plans and specifications.

1. A facility shall contact the department prior to any substantial changes in or alterations to any portion of the structure to determine to what extent it is subject to review. A substantial change
includes alterations affecting the fire safety or structural integrity of the building, changes in service areas or services provided within a service area, changes in bed capacity, or any other change governed by the standards of this chapter. The department may request plans, specifications, or other information as may be required and shall make the final determination on those areas subject to review.

2. A facility shall submit plans and specifications to the department for all construction, remodeling, and installations subject to review. The plans and specifications must be prepared by an architect or engineer licensed in North Dakota, unless otherwise determined by the department.

3. Start of construction prior to approval by the department of the final plans and specifications is not permitted.

4. All construction, remodeling, and installations must be in accordance with the final plans and specifications approved by the department. Modifications or deviations from the approved plans and specifications must be submitted to and approved by the department.

5. The department may make inspections of construction, remodeling, or installations and arrange conferences with the facility to ensure conformance with approved plans and specifications.

6. The construction specifications must require the contractor to perform tests to ensure all systems conform to the approved plans and specifications.

7. Routine maintenance does not require the submission of plans and specifications. For the purpose of this subsection, "routine maintenance" means repair or replacement of existing equipment, room finishes and furnishings, and similar activities.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

33-07-04.2-09. Codes and standards.

1. A facility must be designed, constructed, equipped, maintained, and operated in compliance with:
   a. This chapter;
   b. The guidelines for construction and equipment of hospital and medical facilities, 1992-93 edition, compiled by the American institute of architects committee on architecture for health with the exception of the section related to design temperatures;
   c. The national fire protection association 101 life safety code, 1985 edition;
   d. North Dakota Century Code section 54-21.3-04.1, relating to accessibility for disabled persons;
   e. The food service sanitation manual issued by the department;
   f. Article 62-03 relating to plumbing standards;
   g. Article 24-02 relating to electrical wiring standards;
   h. Article 45-12 relating to boiler rules and regulations;
   i. Article 33-15 governing air pollution control, relating to incinerators; and
   j. Article 33-10 relating to radiological health.

2. A facility must comply with all applicable building codes, ordinances, and rules of city, county, or state jurisdictions.

3. These standards are established to bring about a desired performance result. If specific limits are prescribed, equivalent solutions may be acceptable if approved in writing by the department as meeting the intent of these standards.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

33-07-04.2-10. Nursing unit.

1. A resident room must have adequate space to house necessary furniture and equipment, to provide for resident care, to provide for movement of beds, and for the transfer of residents to and from beds.
2. The smallest dimension of a rectangular single resident room may not be less than ten feet [3.05 meters] free of fixed obstructions and the floor area may not be less than one hundred twenty square feet [11.15 square meters].

3. The smallest dimension of a rectangular multiple resident room may not be less than eleven feet six inches [3.51 meters] free of fixed obstructions, except in specially arranged rectangular rooms such as toe-to-toe arrangements where the minimum clear width may not be less than ten feet [3.05 meters] free of fixed obstructions.

4. In other than a rectangular-shaped room, the principles of space allocation specified by the minimum dimensions and floor area requirements in a rectangular-shaped room must be adhered to.

5. Each resident room must have an outside wall with natural light provided by a window. The area of the glazing material in the window may not be less than one-tenth of the floor area of the resident room.

6. In existing construction, a multiple resident room may not permit more than two beds side by side parallel to the window wall.

7. In new construction, a multiple resident room must be designed to permit no more than two beds.

8. A janitor’s closet containing a floor receptor or service sink and storage space for housekeeping supplies and equipment shall be provided for each nursing unit.

9. A visiting room shall be provided where residents may visit privately.

10. Resident toilet rooms must be functionally accessible and usable by the residents which they serve. In new construction, a resident toilet room must provide space for two staff members to assist a resident as needed.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

### 33-07-04.2-11. Dining and activity areas

The dining areas and activities areas may not be the same space.

1. The total area set aside for dining must be a minimum of twenty square feet [1.86 square meters] per bed.

2. The total area set aside for activities must be a minimum of fifteen square feet [1.40 square meters] per bed. Adequate storage space must be provided for recreational equipment and supplies in addition to the space required.

3. A dayroom must be provided in each nursing unit in addition to the required activity space.

4. A functionally accessible toilet room must be provided convenient to activity and dining areas.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

### 33-07-04.2-12. Rehabilitation therapy

Exercise and treatment areas of at least three hundred square feet [27.87 square meters] must be provided for physical therapy, occupational therapy, or restorative nursing services.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

### 33-07-04.2-13. Dietary services

Dietary areas and equipment must be designed to accommodate the requirements for sanitary storage, processing, and handling consistent with the food service sanitation manual issued by the department.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 28-32-02

**Law Implemented:** NDCC 28-32-02
1. Resident space may not be used for general facility storage.
2. Separate storage space with provisions for locking and security control must be provided for residents' personal effects.

History: Effective July 1, 1996.
General Authority: NDCC 23-01-03, 28-32-02
Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-15. Details. All details must meet the following requirements:
1. Soap in a soap dispenser must be provided at all lavatories and sinks used by personnel for handwashing.
2. In new construction, boiler rooms must not be located under any portion of the facility.
3. Ceilings must be acoustically treated in corridors in resident areas, nurses stations, and dining and activity areas.
4. Noise reduction criteria shown in the following table apply to partition, floor, and ceiling assembly construction in resident areas:

<table>
<thead>
<tr>
<th>Location</th>
<th>Partitions</th>
<th>Floors</th>
<th>Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident room to resident room</td>
<td>45 45 51</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public space to resident room</td>
<td>*** 50 50 51+</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service areas to resident room</td>
<td>++ 55 55 55+</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Sound transmission class (STC) must be determined by tests in accordance with methods set forth in ASTM Standard E 90 and ASTM Standard E 413.
** Impact insulation class (IIC) must be determined in accordance with criteria set forth in HUD FT/TS 24.
*** Public space includes lobbies, dining rooms, recreation rooms, treatment rooms, and similar spaces.
+ Impact noise limitation applicable only when corridor, public space, or service area is over resident's room.
++ Service areas include kitchens, elevators, elevator machine rooms, laundries, garages, maintenance rooms, boiler and mechanical equipment rooms, and similar spaces of high noise or vibration or both. Mechanical equipment located on the same floor or above or below the residents’ rooms, offices, nurses’ stations, and similar occupied spaces must be effectively isolated from such spaces with respect to noise and vibration.

NOTE: The requirements set forth in this table assume installation methods which will not appreciably reduce the efficiency of the assembly as tested. Location of electrical receptacles, grilles, duct work, and other mechanical items, and blocking and sealing of partitions at floors and ceilings must not compromise the sound isolation required.

History: Effective July 1, 1996.
General Authority: NDCC 23-01-03, 28-32-02
Law Implemented: NDCC 23-16-01, 28-32-02

33-07-04.2-16. Elevators.
1. An appropriate number of elevators, at least one which complies with the provisions of ANSI A17.1, must be provided in all multistory buildings. All new hospital-type elevators must comply with this standard.
2. All elevators, except freight elevators, must be equipped with a two-way special service switch to permit the car to bypass all landing button calls and be dispatched directly to any floor.

History: Effective July 1, 1996.
General Authority: NDCC 23-01-03, 28-32-02
Law Implemented: NDCC 23-16-01, 28-32-02
33-07-04.2-17. Mechanical requirements.
1. **Asbestos insulation may not be used.** Insulation of soft-type, spray-on, etc., may not be used where it is subject to air or mechanical erosion or where loose particles may create a maintenance problem.

2. **Air-conditioning, heating, and ventilation systems.**
   a. Air-conditioning is optional.
   b. A temperature range of seventy-one to eighty-one degrees Fahrenheit [39.4 to 45.0 degrees Celsius] must be maintained for all occupied areas.
   c. All air supply and air exhaust systems must be mechanically operated. Gravity exhaust may be used in nonresident areas and in areas not normally occupied by staff.
   d. A ceiling exhaust fan may be used to ventilate a single isolated toilet room when a central exhaust system is not readily available.
   e. Boiler rooms must be provided with sufficient air to maintain equipment combustion rates and to limit room temperatures.
   f. Unit ventilators may be used to ventilate individual rooms in existing facilities, and in additions to existing facilities not to exceed six beds. Such ventilators may only be used when a central ventilation system is inaccessible.
   g. Filters for a central ventilation system must be located upstream of air-conditioning equipment. If a prefilter is employed, the prefilter must be upstream of the equipment and the final filter may be located downstream.
   h. A manometer must be installed across each filter serving a central ventilation system.
   i. An exhaust hood in a dietary area must have an exhaust rate of not less than fifty cubic feet [1.41 cubic meters] per minute per square foot of face area. Face area is defined as the open area from the exposed perimeter of the hood to the average perimeter of the cooking surfaces.

3. **Plumbing and other piping systems.**
   a. Systems must be designed to supply water to the fixtures and equipment located on upper floors at a minimum pressure of fifteen pounds per square inch [6.80 kilograms per 6.45 square centimeters] during maximum demand periods.
   b. All handwashing facilities in resident care areas shall have the water supply spout mounted so its discharge point is a minimum distance of five inches [12.7 centimeters] above the rim of fixtures.
   c. Flush valves installed on plumbing fixtures must be a quiet operating type, equipped with silencers.
   d. Bedpan flushing devices must be provided in not less than half of the resident toilet rooms and in the soiled workroom. In new construction, rough-in plumbing for bedpan flushing devices in the remaining resident toilet rooms is required.

**History:** Effective July 1, 1996.

**General Authority:** NDCC 23-01-03, 28-32-02

**Law Implemented:** NDCC 23-16-01, 28-32-02

33-07-04.2-18. Electrical requirements.
1. All materials must be listed as complying with applicable standards of underwriters’ laboratories incorporated, or other similarly established standards.

2. Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboard and distribution panels must be enclosed or guarded to provide a dead-front type of assembly. The main switchboard must be located in a separate enclosure accessible only to authorized persons. The switchboard must be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space devoid of corrosive fumes or gases. Overload protective devices must be suitable for operating properly in the ambient temperature conditions.

3. Lighting and appliance panels must be provided for the circuits on each floor. This requirement does not apply to emergency system circuits.
4. Two duplex receptacles are required between adjacent beds.
5. A nurse calling station must be installed at each resident bed, toilet, bath, and shower. The nurse calling station at the toilet, bath, or shower must be an emergency call.
   a. All calls must register both visibly and audibly at the nurses’ station and must actuate a visible signal in the corridor at the resident's door, in the clean workroom, and soiled workroom.
   b. If installed, a nurse calling system providing two-way voice communication must be equipped with an indicating light at each calling station that lights and remains lighted as long as the voice circuit is operative.
6. Emergency electric service must be provided to circuits as follows:
   a. Lighting at the switch-gear location and boiler room.
   b. Nurse calling system.
   c. Refrigerators for dietary and medication needs.
   d. Fire pump, if installed.
   e. All required duplex receptacles in resident corridors.
   f. Equipment, such as burners and pumps necessary for operation of one or more boilers and their necessary auxiliaries and controls, required for heating and sterilization.
   g. Equipment necessary for maintaining electrical service.
   h. A minimum of one duplex receptacle convenient to the bed location for each resident requiring the use of life support systems.

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(F) "Call signal system" means a set of devices that are connected electrically, electronically, by radio frequency transmission, or in a like manner that effectively can alert the staff member or members on duty, at the nurses’ station or at another point in the nursing unit, of emergencies or resident needs and that can not be deactivated from any location except from where the resident initiated the call.

(K) "Habitable floor area" means the clear floor area of a room and the floor area occupied by the usual bedroom furniture, such as beds, chairs, dressers, and tables and does not include the floor area occupied by wardrobes unless the wardrobe is of the resident’s own choice and it is in addition to the individual closet space in the resident’s room, and areas partitioned off in the room such as closets and toilet rooms.

(V) "Ohio building code" means the building requirements as adopted by the board of building standards pursuant to section 3781.10 of the Revised Code.

(LL) "Toilet room" means a room or rooms conforming to the Ohio building code, and including not less than one of each of the following plumbing fixtures: water closet, shower or bathtub and a lavatory which is located in or adjacent to the room in which the water closet is located.

(A) Each resident, if the resident so chooses, shall be provided with an individual bed not less than thirty-six inches wide, a clean comfortable mattress and clean pillows, sheets, and covering suitable for the season. A nursing home shall arrange for the provision of at least a double size bed, upon request of a married couple or other consenting adult residents sharing a room in accordance with the nursing home’s policy, unless there is an overriding documented medical reason that puts one of the consenting parties at risk of health and safety or there is a risk to other residents. Mattresses shall be protected with waterproof material unless otherwise ordered by a physician. Roll away beds and cots shall not be used as beds. All mattresses purchased or obtained by the nursing home, or brought to the nursing home by residents, shall be of safe construction.

(B) Unless otherwise ordered by a physician, each resident shall be provided with a bedside table, a bedside light that is sufficient for reading and staff rendering of bedside care, a bureau or
equivalent, a comfortable chair, and adequate closet or wardrobe space for the storage of personal clothing in the resident’s room. A nursing home may provide additional storage space for resident belongings elsewhere in the nursing home. Resident rooms shall be designed or equipped to assure full visual privacy for each resident except nursing homes in operation on the effective date of this rule have one year to comply with this requirement. For the purposes of this paragraph, “full visual privacy” means that the resident has a means of completely withdrawing from public view while occupying their bed through such means as a curtain, moveable screens or private room.

(C) Each nursing home shall have a call signal system in good working order that, at minimum, provides for the transmission of calls from resident rooms and toilet and bathing facilities. Nursing homes that were not required to equip rooms occupied by severely confused residents with a call system under the previous version of this rule have until one year after the effective date of this rule to comply with this requirement.

(G) The nursing home shall provide a safe, clean, comfortable and homelike environment allowing each resident to use personal belongings to the extent possible. Residents may refuse furnishings, equipment and supplies provided by the nursing home. The nursing home shall allow residents to bring their own furnishings and other personal items into the home to personalize their individual environment if the furnishings and items do not create a health and safety risk, are not medically inadvisable, or infringe upon the rights of other residents. Upon request, the nursing home shall assist the resident in obtaining essential furnishings and supplies.

3701-17-21 Dining and recreation rooms; utility rooms; toilet rooms.

(A) Every building occupied as a nursing home on December 22, 1964 shall have not less than one room or suitable area which shall be used for no other purposes than dining and recreation by the residents. Such room or area shall be so located and of such size as to meet the needs of the residents and shall not be used for adult day care participants unless the home meets the square footage requirements of paragraph (B) of this rule.

(B) Every building erected or converted to use as a nursing home after December 22, 1964, and before the effective date of paragraph (C) of this rule, shall have a room or suitable area which shall be used for no other purposes than dining and recreation. The dining and recreation room or area shall have a minimum total area of:

1. Twenty-five square feet per resident for seventy-five per cent of the total number of residents; and
2. If the nursing home provides an adult day care program on the same site as the home and shares the dining and recreation room or area with the day care participants, twenty-five square feet per participant for seventy-five per cent of the total number of participants.

(C) Every building erected or converted to use as a nursing home after the two hundred and seventieth day subsequent to the effective date of this rule shall have a room or suitable area which shall be used for dining purposes and a separate room or suitable area which shall be used for recreational purposes. Each room or area shall have a minimum total area of:

1. Twenty-five square feet per resident for the total number of residents; and
2. If the nursing home provides an adult day care program on the same site as the home and shares the dining or recreation room or area with the day care participants, twenty-five square feet per participant for the total number of participants. A nursing home may use the dining room or area for recreational purposes when the room or area is not being used for dining.

(D) Every nursing home shall employ methods and have adequate facilities and supplies for clean and soiled laundry in accordance with prevailing infection control practices.

(E) Where toilet rooms are not available in connection with each room occupied for sleeping purposes, there shall be not less than one toilet room readily accessible from public spaces in each occupied story.

(F) Where there are more than four persons of one sex to be accommodated in one toilet room on a floor, a toilet room shall be provided on that floor for that sex.
(G) Except as provided in paragraphs (E) and (F) of this rule, toilet rooms shall conform to the Ohio building code.

(H) Toilet rooms and all the facilities therein shall, at all times, be kept in good repair, in a clean and sanitary condition, free from filth and accumulation of waste, and shall be provided with a supply of toilet tissue. Each hand washing basin shall be provided with a soap dispenser. Toilet rooms shall be designed or equipped to assure full visual privacy for each resident.

(I) Grab rails and other safety devices such as non-slip surfaces shall be provided and maintained in good repair.

(J) In every building or addition to a building constructed or converted to use as a nursing home after the effective date of this rule, there shall be one toilet room directly accessible from and exclusively for each resident sleeping room except the hand washing basin may be located in either the toilet room or the sleeping room.

R.C. 119.032 review dates: 05/19/2006 and 05/01/2011

3701-17-22 General building and sanitation requirements.

(A) The building or buildings in which a nursing home is located shall be in compliance with the applicable provisions of the Ohio building code and shall have a certificate of use and occupancy issued by the appropriate building authority.

(B) All plumbing shall be so installed and maintained as to be free of leakage and odors and as to reasonably insure adequate health and safety protection. Plumbing fixtures in nursing homes or additions to nursing homes constructed, erected, altered or relocated after September 10, 1984, and plumbing fixtures in buildings converted into nursing homes after September 10, 1984 shall conform to the applicable provisions of the Ohio building code.

(C) Lavatories, bathing facilities, and shower facilities shall be supplied with hot and cold running water and shall be regulated by approved devices for temperature control. The hot water temperature shall be a minimum of one hundred five degrees Fahrenheit and not exceed one hundred and twenty degrees Fahrenheit.

(D) The nursing home’s water supply shall be adequate in quantity and of suitable chemical and bacteriological quality for drinking, culinary, and cleaning purposes. The water supply for a nursing home shall be taken from a public supply, if available. If from a source of supply other than a public supply, the water supply shall comply with all applicable local and state regulations regarding the construction, development, installation, alteration, and use of private water systems.

(E) All liquid wastes from nursing homes shall be discharged into a public sanitary sewerage system, if available. Where not available, such wastes shall be discharged into a sewage disposal system that meets all applicable local and state regulations regarding the construction, development, installation, alteration, and use of private household sewage disposal systems. The nursing home shall properly maintain its sewage disposal system in good, safe working condition.

(F) Heating, cooling, electrical, and other building service equipment shall be maintained in good working and safe condition.

(G) The buildings and grounds shall be maintained in a clean and orderly manner.

(H) All garbage and other refuse shall be disposed of immediately after production, or shall be stored in leak-proof containers with tight fitting covers until time of disposal, and all wastes shall be disposed of in a satisfactory manner.

(I) Adequate measures shall be taken to prevent the entrance of insects into any building used for a nursing home or part thereof and to prevent their infestation of the premises.

(J) Adequate measures shall be taken to prevent the entrance of rodents and pests into any building used for a nursing home or part thereof and to prevent their harborage on the premises.

(K) The extermination of insects and rodents shall be done in such a manner as not to create a fire or health hazard.

R.C. 119.032 review dates: 05/19/2006 and 05/01/2011
(A) In every building where there is a nursing home, the premises of which were initially licensed by the state as a nursing home prior to December 22, 1964 and have been in continuous operation since being initially licensed, every room occupied for sleeping purposes by one person shall have a habitable floor area of not less than eighty square feet and every room occupied for sleeping purposes by more than one person shall have a habitable floor area of not less than seventy square feet per person.

(B) In every building or addition to a building, erected or converted to use or initially licensed as a home after December 22, 1964, every room occupied for sleeping purposes by one person shall have a habitable floor area of not less than one hundred square feet and every room occupied for sleeping purposes by more than one person shall have a habitable floor area of not less than eighty square feet per person. In every building occupied as a home on December 22, 1964, every room added for sleeping purposes shall comply with this paragraph. Any building used as a home which is discontinued for such use shall, if such use is resumed, comply with this paragraph.

(C) Except as provided for in paragraphs (E) and (F) of this rule, in every building licensed by the state as a nursing home on December 22, 1964, no room, ward, section, or similar division used for sleeping purposes by residents shall be occupied by more than twelve residents.

(D) In every building or addition thereto, erected or converted to use or initially licensed as a nursing home after December 22, 1964, no room, ward, section, or similar division used for sleeping purposes by residents shall be occupied by more than six residents except as provided for in paragraphs (E) and (F) of this rule. Any building used as a nursing home which is discontinued for such use after the effective date of this rule shall, if such use is resumed, comply with paragraph (F) of this rule.

(E) All nursing homes existing and operating on the effective date of this rule shall have four years from the effective date of this rule to comply with the following provisions if, within one year of the effective date of this rule, the nursing home submits a plan to the director, outlining the steps to be taken to bring the home into compliance:

1. No room, ward, section, or similar division used for sleeping purposes by residents shall be occupied by more than four residents; and
2. Every room occupied for sleeping purposes by two or more persons shall have a habitable floor area of not less than eighty square feet per person.

(F) In every building or addition to a building, erected or converted to use or initially licensed as a home two hundred and seventy days or more after the effective date of this rule, every room occupied for sleeping purposes by residents shall be occupied by no more than two residents and shall be designed to assure full visual privacy, as defined in paragraph (B) of rule 3701-17-16 of the Administrative Code, for each resident. R.C. 119.032 review dates: 05/19/2006 and 05/01/2011

(A) For the purposes of this rule:

1. "Resident area" means any area within a nursing home that is occupied at any time by a resident except for an area, such as a greenhouse, that is specifically designed to be kept a higher temperature.
2. "Temperature range" means between seventy-one degrees fahrenheit and eighty-one degrees fahrenheit.

(B) Each nursing home shall maintain the temperature within the temperature range and the humidity in resident areas at a safe and comfortable level.

(C) Residents in rooms containing separate heating and cooling systems who are capable of controlling them may maintain the temperature of their rooms at any level they desire except the nursing home shall take appropriate intervention if a resident’s desired temperature level adversely affects or has potential for adversely affecting the health and safety of the resident or the health, safety and comfort of any other resident sharing the resident room.

(D) Each nursing home in consultation with its medical director, shall develop written policies and procedures for responding to temperatures in resident areas that are outside the temperature...
range as defined in paragraph (A) of this rule. The policies and procedures shall be signed by the medical director and shall include at least the following:
(1) An identification of available sites within or outside the nursing home to which residents can be relocated temporarily and of other suitable health care facilities that will be available to receive transfers of residents if the temperature level adversely affects or has potential for adversely affecting the health and safety of residents;
(2) Measures to be taken to assure the health, safety and comfort of residents who remain in the nursing home when temperatures are outside the temperature range as defined in paragraph (A)(2) of this rule; and
(3) Identification of the circumstances that require notification of the medical director or a resident’s attending physician or that require medical examinations or other medical intervention and appropriate time frames for these actions.

(E) Whenever the temperature in any resident area is outside the temperature range as defined in paragraph (A)(2) of this rule, the nursing home shall immediately evaluate the situation and monitor residents at risk and take appropriate action to ensure the health, safety and comfort of its residents, including but not limited to implementation of the policies and procedures developed under paragraph (D) of this rule. The nursing home shall document all action taken under this paragraph and shall maintain, on site, documentation of action taken during the current calendar year and during the preceding calendar year.

(F) Each nursing home shall maintain appropriate arrangements with qualified persons that provide for emergency service in the event of an electrical, heating, ventilation or air conditioning failure or malfunction and shall maintain documentation of the arrangements such as employment or other written agreements. The nursing home shall ensure that all necessary repairs are completed within forty-eight hours or less. If, for reasons beyond the nursing home’s control, repairs cannot be completed timely, the nursing home shall take any necessary action, as specified in paragraph (E) of this rule, and shall provide for the repairs to be completed as soon as possible.

R.C. 119.032 review dates: 05/19/2006 and 05/01/2011

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**Subchapter 5 - Physical Plant**

**310:675-5-1. Application**

(a) The requirements of this Subchapter shall be applicable to all long-term care facilities constructed after the effective date of these regulations. Licensed facilities in operation on the effective date of these regulations shall continue to comply with the construction and safety regulations applicable to the issuance of their 1980 license.

(b) In the determination of compliance with fire safety regulations, the State Fire Marshal and the Department may utilize a system of value equivalents, such as the National Bureau of Standards Fire Safety Evaluation System, which provides alternative methods for achieving compliance with the regulations.

**310:675-5-2. General considerations**

(a) Facilities shall be available and accessible to the physically handicapped (public, staff, and patients).

(b) Each facility shall have parking space to satisfy the minimum needs of residents, employees, staff, and visitors. Space shall be provided for emergency and delivery vehicles.

**310:675-5-3. Nursing unit**

Each nursing unit shall provide the following:

(1) Resident room with a maximum capacity of four residents.
(2) Resident room with a minimum room area exclusive of toilet rooms, closets, lockers, wardrobes, alcoves or vestibules, shall be 100 sq. ft. in single bed rooms and 80 sq. ft. per bed in multi-bed rooms. Except that in specialized facilities serving only infants and/or children the minimum space per unit shall be 60 sq. ft. per crib. The maximum capacity of pediatric nurseries or rooms for infants or children utilizing cribs shall be twenty.

(3) One lavatory shall be provided in each resident room. The lavatory may be omitted from a single-bed or a 2-bed room when a lavatory is located in an adjoining toilet room which serves that room only.

(4) Each resident shall have access to a toilet room without entering the general corridor area. One toilet room shall serve no more than four (4) beds and no more than two (2) resident rooms. The toilet room shall contain a water closet and a lavatory. The lavatory may be omitted from a toilet room which serves single-bed and 2-bed rooms if each such resident's room contains a lavatory.

(5) Each resident shall have a wardrobe, locker, or closet with minimum clear dimensions of 1’10” (55.9 cm.) by 1’8” (50.8 cm.). A clothes rod and adjustable shelf shall be provided.

(6) Visual privacy shall be provided each resident in multi-bed rooms. Design for privacy shall not restrict resident access to entry, lavatory, or toilet.

(7) No resident room shall be located more than 120 ft. (36.6 m.) from the soiled workroom or the soiled holding room.

310:675-5-4. Service areas
The following shall be located in or readily available to each nursing unit:

(1) Nurses’ station with space for nurse’s charting, doctor’s charting, storage for administrative supplies, and handwashing facilities. (This handwashing facility could serve the drug distribution station, if conveniently located.)

(2) Toilet room(s) for nursing staff.

(3) Room for examination and treatment of residents may be omitted if all resident rooms are single-bed rooms. This room shall have a minimum floor area of 120 sq. ft. (11.15 sq. m.), excluding space for vestibule, toilet, closets and work counters (whether fixed or moveable). The minimum room dimension shall be 10’0” (3.05 m.) and shall contain a lavatory or sink equipped for handwashing, a work counter, storage facilities, and a desk, counter, or shelf space for writing.

(4) Clean workroom/clean holding room.

(A) The clean workroom shall contain a work counter, handwashing, and storage facilities.

(B) The clean holding room shall be part of a system for storage and distribution of clean and sterile supply materials and shall be similar to the clean workroom except that the work counter and handwashing facilities may be omitted.

(5) Soiled workroom/soiled holding room.

(A) The soiled workroom shall contain a clinical sink or equivalent flushing rim fixture, sink equipped for handwashing, work counter, waste receptacle, and linen receptacle.

(B) A soiled holding room shall be part of a system for collection and disposal of soiled materials and shall be similar to the soiled workroom except that the clinical sink and work counter may be omitted.

(6) Drug distribution station. Provision shall be made for convenient and prompt 24 hour distribution of medicine to residents. This may be a medicine preparation room or unit, a self-contained medicine dispensing unit, or another approved system. If used, a medicine preparation room shall be under the nursing staff’s visual control and contain a work counter, refrigerator, and locked storage for biologics and drugs and shall have a minimum area of 50 sq. ft. (4.65 sq. m.). A medicine dispensing unit may be located at the nurse’s station, in the clean workroom, or in an alcove or other space under direct control of the nursing or pharmacy staff.

(7) Clean linen storage. Provide a separate closet or a designated area within the clean workroom. If a closed cart system is used, storage may be in an alcove.
(8) Equipment storage room. This shall be for equipment such as I.V. Stands, inhalators, air mattresses, and walkers. A parking for stretchers and wheelchairs shall be located out of path of normal traffic.

(9) Residents’ bathing facilities. Bathtubs or showers shall be provided at the rate of at least one (1) for each twenty (20) beds which are not otherwise served by bathing facilities within residents’ rooms. At least one bathtub shall be provided in each nursing unit. The Department may require more than one (1) bathtub or shower for each twenty (20) beds depending on the design of the facility and on the needs of any special population being served. Each tub or shower shall be in an individual room or enclosure which provides space for the private use of the bathing fixture, for drying and dressing, and for a wheelchair and an attendant. Showers in central bathing facilities shall be at least 4’0” (1.22 m.) square, without curbs, and designed to permit use by a wheelchair resident with an assisting attendant.

(10) Resident’s toilet facilities. The minimum dimensions of a room containing only a water closet shall be 3’0” (91 cm.) by 6’0” (1.83 m.). Additional space shall be provided if a lavatory is located within the same room. Water closets may be located to be usable by wheelchair residents. A toiletroom shall be accessible to each central bathing area without going through the general corridor.

(11) Sterilizing facilities. A system for the sterilization of equipment and supplies shall be provided. [Source: Amended at 13 Ok Reg 2511, eff 6-27-96]

310:675-5-5. Resident’s dining and recreation areas
The total areas set aside for these purposes shall not be less than 30 sq. ft. (2.79 sq. m.) per bed for the first 100 beds with a minimum size of not less than 225 sq. ft. (20.9 sq. m.) and 27 sq. ft. (2.51 sq. m.) per bed for all beds in excess of 100. Additional space shall be provided for outpatients if they participate in a day care program or are regularly fed in the facility. Storage space shall be provided for recreation equipment and supplies.

310:675-5-6. Physical therapy facilities
The following elements shall be provided in skilled nursing facilities:
(1) Treatment areas shall have space and equipment for all modalities to be utilized. Provision shall be made for cubicle curtains around each individual treatment area, handwashing facility(ies) (One lavatory or sink may serve more than one cubicle), and facilities for the collection of soiled linen and other material.
(2) Exercise area.
(3) Storage for clean linen, supplies, and equipment.
(4) Resident’s dressing areas, showers, lockers, and toilet rooms.
(5) Service sink.

310:675-5-7. Occupational therapy facilities
The following elements shall be provided in skilled nursing facilities:
(1) Activities area shall include sink or lavatory and facilities for collection of waste products prior to disposal.
(2) Storage for supplies and equipment. (May be planned and arranged for shared use by physical therapy patients and staff.)
(3) Resident’s dressing areas, showers, lockers, and toilet rooms. (May be planned and arranged for shared use by physical therapy patients and staff.)

310:675-5-8. Personal care unit
Separate room and appropriate equipment shall be provided for hair care and grooming needs of residents.

310:675-5-9. Dietary facilities
Shall be provided in such size as required to implement the type of food service system selected:
(1) Control station for receiving food supplies.
(2) Storage space for four (4) days’ supply including cold storage.
(3) Food preparation facilities as required by program. Conventional food preparation systems require space and equipment for preparing, cooking, and baking. Convenience food service systems such as frozen prepared meals, bulk packaged entrees, individual packaged portions, or systems using contractual commissary services will require space and equipment for thawing, portioning, cooking, and/or baking.

(4) Handwashing facility(ies) in the food preparation Area.

(5) Resident meal service space including facilities for tray assembly and distribution.

(6) Dining Area for ambulatory residents, staff, and visitors.

(7) Warewashing in a room or an alcove separate from food preparation and serving areas. This shall be provided for receiving, scraping, sorting, and stacking soiled tableware and for transferring clean tableware to the using areas. A lavatory shall be conveniently available.

(8) Potwashing facilities.

(9) Sanitizing facilities and storage areas for cans, carts, and mobile tray conveyors.

(10) Waste storage facilities in a separate room which is easily accessible to the outside for direct pickup or disposal.

(11) Office or suitable work space for the dietitian or the dietary service manager.

(12) Toilets for dietary staff with handwashing facility immediately available.

(13) Janitor's closet located within the dietary department. It shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(14) Self-dispensing icemaking facilities. May be in area separate from food preparation area but must be easily cleanable and convenient to dietary facilities. Bulk ice dispensing units must be accessible only to authorized staff members.

310:675-5-10. Pharmacy unit

Provision shall be made for the procurement, storage, administration and accounting of drugs and other pharmacy products. This may be by arrangement with convenient off-site facility but must include provision for 24 hour emergency service.

310:675-5-11. Administration and public areas

The following elements shall be provided:

(1) Entrance at grade level sheltered from the weather and able to accommodate wheelchairs.

(2) Lobby. It shall include:

(A) Reception and information counter or desk.

(B) Waiting space(s).

(C) Public toilet facilities.

(D) Public telephone(s).

(E) Drinking fountain(s).

(3) General or individual office(s) for business transactions, private interviews, medical and financial records, and administrative and professional staff

(4) Multipurpose room for conferences, meetings, and health education purposes including facilities for showing visual aids.

(5) Storage for office equipment and supplies.

310:675-5-12. Linen services

(a) If linen is to be processed on the site, the following shall be provided:

(1) Laundry processing room with commercial type equipment which can process seven (7) days' needs within a regularly scheduled work week. Handwashing facilities shall be provided.

(2) Soiled linen receiving, holding, and sorting room with handwashing facilities.

(3) Storage for laundry supplies.

(4) Clean linen inspection and mending room or area.

(5) Clean linen storage, issuing, and holding room or area.

(6) Janitor's closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies.
(7) Sanitizing facilities and storage area for carts. The sanitizing facilities may be combined with those required for dietary facilities.

(b) If linen is processed off the site, the following shall be provided:
(1) Soiled linen holding room.
(2) Clean linen receiving, holding, inspection and storage room(s).
(3) Sanitizing facilities and storage area for carts.

(a) Facility storage. General storage room(s) shall have a total area of not less than ten (10) sq. ft. (.93 sq. m.) per bed and shall generally be concentrated in one area.
(b) Resident storage. Separate storage space with provisions for locking and security control shall be provided for resident's personal effects which are not kept in resident's room.

310:675-5-14. Employee's facilities
Employees facilities such as lounges and toilets, to accommodate the needs of all personnel and volunteers shall be provided.

310:675-5-15. Janitor's closets
Janitor's closets shall be provided throughout the facility to maintain a clean and sanitary environment. These shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

310:675-5-16. Engineering service and equipment area
The following shall be provided:
(1) Equipment room(s) or separate building(s) for boilers, mechanical equipment, and electrical equipment.
(2) Maintenance shop(s) of size and equipment to support functions described in narrative program.
(3) Storage room(s) for building maintenance supplies (may be part of maintenance shop in nursing homes of less than 100 beds).
(4) Yard equipment storage. A separate room or building for yard maintenance equipment and supplies, if applicable. Any fuel or oil for mowers or other yard implements must be stored under cover at least 30 ft. away from any building utilized by residents.

310:675-5-17. Waste processing services
Space and facilities shall be provided for the sanitary storage and disposal of waste by incineration, mechanical destruction, compaction, containerization, removal, or by a combination of these techniques.

EDITOR'S NOTE: In the initial codification of this agency's rules on 12-31-91, this Section was misnumbered as 310:675-3-17. Upon discovery of this error on 9-12-94, the number was changed to 310:675-5-17.

310:675-5-18. Design and construction
The requirements in applicable portions of NFPA 101, 1981, shall supersede all other standards and codes unless indicated herein to the contrary. A high degree of safety for the occupants shall be provided to minimize the incidence of accidents with special consideration for residents who will be ambulatory to assist them in self care. Hazards such as sharp corners shall be avoided.

(1) Existing facilities. Nonconforming portions which because of financial hardship are not being totally modernized, shall comply with the safety requirements dealing with details and finishes as listed in Chapter 13 NFPA Standard 1-1, 1981.

(2) New construction projects including additions and alterations. Details and finishes shall comply with the following:
(A) Items such as drinking fountains, telephone booths, vending machines, and portable equipment shall be located so as not to restrict corridor traffic or reduce the corridor width below the required minimum.
(B) All rooms containing bathtubs, sitz baths, showers, and water closets, subject to occupancy by residents, shall be equipped with doors and hardware which will permit access from the outside in any emergency. When such rooms have only one opening or are small, the doors shall be capable of opening outward or be otherwise designed to be opened without need to push against a resident who may have collapsed within the room.

(C) The minimum width of all doors to resident rooms and rooms needing access for beds shall be 3′ 8″ (1.12 m.). Doors to rooms needing access for stretchers and to resident's toilet rooms and other rooms needing access for wheelchairs shall have a minimum width of 2′ 10″ (86.3 cm.).

(D) Doors on all openings between corridors and rooms or spaces subject to occupancy, except elevator doors, shall be swing type. Openings to showers, baths, resident’s toilets, and other small wet type areas not subject to fire hazard are exempt from this requirement.

(E) Windows and outer doors which may be frequently left in an open position shall be provided with insect screens. Windows shall be designed to prevent accidental falls when open.

(F) Resident rooms intended for occupancy of 24 hours or more shall have windows operable without the use of tools and shall have sills not more than 3′ 0″ (91 cm.) above the floor. Windows in buildings designed with an engineered smoke control system in accordance with NFPA 90A are not required to be operable. However, attention is called to the fact that natural ventilation possible with operable windows may in some areas permit a reduction in energy requirements.

(G) Doors, except doors to spaces such as small closets which are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. (Large walk-in type closets are considered as occupiable spaces.)

(H) Safety glazing shall be of materials and at locations required by the Oklahoma Safety Glazing Material Law.

(I) Thresholds and expansion joint covers shall be made flush with the floor surface to facilitate use of wheelchairs and carts and shall be constructed to restrict the passage of smoke.

(J) Grab bars shall be provided at all residents’ toilets, showers, tubs, and sitz baths. The bar shall have 1 1/2″ (3.8 cm.) clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of 250 lbs. (113.4 kg.).

(K) Recessed soap dishes shall be provided in showers and bathrooms.

(L) Handrails shall be provided on both sides of corridors used by residents. A clear distance of 1 1/2″ (3.8 cm.) shall be provided between the handrail and the wall. Ends of handrails and grab bars shall be constructed to prevent snagging the clothes of residents.

(M) Location and arrangement of handwashing facilities shall permit their proper use and operation.

(N) Lavatories and handwashing facilities shall be securely anchored to withstand an applied vertical load of not less than 250 lbs. (113.4 kg.) on the front of the fixture.

(O) Mirrors shall be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position. Mirrors shall not be installed at handwashing fixtures in food preparation areas.

(P) Provisions for hand drying shall be included at all handwashing facilities. These shall be single-use separate, individual paper or cloth units enclosed in such a way as to provide protection against the dust or soil and ensure single unit dispensing. Hot air dryers are permitted provided that installation is such to preclude possible contamination by recirculation of air.

(Q) The minimum ceiling height shall be 8′ 0″ (2.44 m.) with the following exceptions:

(i) Boiler rooms shall have ceiling clearances not less than 2′ 6″ (76 cm.) above the main boiler header and connecting piping.

(ii) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment.

(iii) Ceilings in corridors, storage rooms, toilet rooms, and other minor rooms shall be not less than 7′ 8″ (2.34 m.).
(iv) Suspended tracks, rails and pipes located in path of normal traffic shall not be less than 6’8” (2.03 m.) above the floor.
(R) Recreation rooms, exercise rooms, and similar spaces where impact noise may be generated shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.
(S) 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 10° F. (6°C.) above the ambient room temperature.

3) Finishes.
(A) 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-proof. Joints in tile and similar material in such areas shall be resistant to food acids. In all areas subject to wet cleaning methods, floor materials shall not be physically affected by germicidal and cleaning solutions. Floors that are subject to traffic while wet (such as shower and bath areas, kitchens, and similar work areas) shall have a non-slip surface.
(B) Wall bases in kitchens, soiled workrooms, and other areas which are frequently subject to wet cleaning methods shall be made integral and covered with the floor, tightly sealed within the wall, and constructed without voids that can harbor insects.
(C) Wall finishes shall be washable and, in the immediate area of plumbing fixtures, shall be smooth and moisture resistant. Finish trim, and wall and floor constructions in dietary and food preparation areas shall be free from spaces that can harbor rodents and insects.
(D) Floor and wall penetrations by pipes, ducts, and conduits shall be tightly sealed to minimize entry of rodents and insects. Joints of structural elements shall be similarly sealed.
(E) Ceilings throughout shall be easily cleanable. Ceilings in the dietary and food preparation areas shall have a finished ceiling covering all overhead piping and duct work. Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces, unless required for fire-resistive purposes.

310:675-5-19. Elevators
All buildings having resident’s facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on other than the main entrance floor shall have electric or electrohydraulic elevators.

1) Number of elevators.
(A) At least one (1) hospital-type elevator shall be installed where one (1) to fifty-nine (59) resident beds are located on any floor other than the main entrance floor.
(B) At least two (2), one of which shall be hospital-type, shall be installed where 60 to 200 resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing resident beds. (Elevator service may be reduced for those floors which provide only partial resident services).
(C) At least three (3), one of which shall be hospital-type, shall be installed where 201 to 350 resident beds are located on floors other than the main entrance floor, or where the major resident services are located on a floor other than those containing resident beds. (Elevator service may be reduced for those floors which provide only partial resident services.)
(D) For facilities with more than 350 resident beds, the number of elevators shall be determined from a study of the facility plan and the estimated vertical transportation requirements.

2) Cars and platforms. Cars of hospital-type elevators shall have inside dimensions that will accommodate a resident bed and attendants, and shall be at least 5’10” (1.52 m.) wide by 7’6” (2.29 m.) deep. The car door shall have a clear opening of not less than 3’8” (1.12 m.).

3) Leveling. Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of 1/2” (1.3 cm.).
(4) **Operation.** Elevators, except freight elevators, shall be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor.

(5) **Elevator controls, alarm buttons, and telephones.** These shall be accessible to wheelchair occupants.

(6) **Elevator call buttons, controls, and door safety stop.** These shall be of a type that will not be activated by heat or smoke.

(7) **Control buttons and signals.** These shall be such as to be usable by the blind.

(8) **Field inspection and tests.** These shall be made and the owner shall be furnished written certification that the installation meets the requirements set forth in this Section and all applicable safety regulations and codes. Installation shall comply with ANSI 17.1-1971.

310:675-5-20. **Mechanical requirements**

(a) **Steam and hot water systems.**

(1) Boilers shall have the capacity, based upon the net ratings published by Hydronics Institute, to supply the normal requirements of all systems and equipment. The number and arrangement of boilers shall be such that when one boiler breaks down or routine maintenance requires that one boiler be temporarily taken out of service, the capacity of the remaining boiler(s) shall be at least 70% of the total required capacity, except that in areas with a design temperature of 20°F. (−7°C.) or more, based on the Median of Extremes in the ASHRAE Handbook of Fundamentals, the remaining boiler(s) do not have to include boiler capacity for space heaters.

(2) Boiler feed pumps, heating circulating pumps, condensate return pumps, and fuel oil pumps shall be connected and installed to provide normal and standby service.

(3) Supply and return mains and risers of cooling, heating and process systems shall be valved to isolate the various sections of each system. Each piece of equipment shall be valved at the supply and return ends, except that vacuum condensate return need not be valved at each piece of equipment.

(b) **Heating and ventilating systems.**

(1) **Temperatures.** For all areas occupied by residents, the indoor winter design temperature shall be 75°F. (24°C.). For all other occupied areas, the indoor winter design temperature shall be 72°F. (22°C.). *(NOTE: This does not preclude operation at lower temperatures where appropriate and resident safety is not affected. This requirement is for "capacity".) The indoor summer design temperature shall be 80°F. (27°C.) for all areas occupied by residents.

(2) **Ventilation system details.** All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system. *(A) Outdoor air intakes shall be located as far as practical but not less than 25′ 0″ (7.62 m.) from exhaust outlets or ventilating systems, combustion equipment stacks, medical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes (plumbing and vacuum vents that terminate above the level of the top of the air intakes may be located as close as 10′0″ (3.05 m.).) The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than 6′0″ (1.83 m.) above ground level, or if installed above the roof, 3′0″ (91 cm.) above roof level.

(B) The bottoms of ventilation openings shall not be less than 3″ (7.6 cm.) above the floor of any room.

(C) All central ventilation or air conditioning systems shall be equipped with filters. the filter bed shall be located upstream of the air conditioning equipment, unless a prefilter is employed. In this case, the prefilter shall be upstream of the equipment and the main filter bed may be located further downstream.

(D) Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing ductwork. All joints between filter segments and the enclosing ductwork shall be gasketed or sealed to provide a positive seal against air leakage.
(c) **Plumbing and other piping systems.** These systems shall be designed and installed in accordance with the requirements of PHCC National Standard Plumbing Code, Chapter 14, "Medical Care Facility Plumbing Equipment."

(d) **Plumbing fixtures.** The material used for plumbing fixtures shall be of non-absorptive acid resistant material.

1. The water supply spout for lavatories and sinks required in resident care areas of skilled nursing facilities only shall be mounted so that its discharge point is a minimum distance of 5" (12.7 cm.) above the rim of the fixture. In all facilities all fixtures used by medical and nursing staff, and all lavatories used by residents and food handlers shall be trimmed with valves which can be operated without the use of hands (single lever devices may be used subject to the above). Where blade handles are used for this purpose, they shall not exceed 41/2" (11.4 cm.) in length, except that handles on clinical sinks shall be not less than 6" (15.2 cm.) long.

2. Clinical sinks shall have an integral trap in which the upper portion of a visible trap seal provides a water surface.

3. Shower bases and tubs shall provide non-slip surfaces for standing residents.

(e) **Water supply systems.**

1. Systems shall be designed to supply water at sufficient pressure to operate all fixtures and equipment during maximum demand periods.

2. Each water service main, branch main, riser, and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.

3. Backflow preventers (vacuum breakers) shall be installed on hose bibbs, janitors' sinks, bedpan flushing attachments, and on all other fixtures to which hoses or tubing can be attached.

4. Flush valves installed on plumbing fixtures shall be of a quiet operating type, equipped with silencers.

(f) **Hot water heaters and tanks.**

1. The hot water heating equipment shall have sufficient capacity to supply water at the temperature and amounts indicated. (See Appendix A). Water temperatures to be taken at hot water points of use or inlet to processing equipment.

2. Storage tank(s) shall be fabricated of corrosion resistant metal lined with non-corrosive material.

(g) **Drainage systems.**

1. Insofar as possible, drainage piping shall not be installed within the ceiling nor installed in an exposed location in food preparation centers, food serving facilities, food storage areas, and other critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems.

2. Building sewers shall discharge into a community sewerage system. Where such a system is not available, a facility providing sewage treatment must conform to applicable local and State regulations.

(h) **Identification.** All piping in the HVAC service water systems shall be color coded or otherwise marked for easy identification.

310:675-5-21. **Electrical requirements**

All material including equipment, conductors, control, and signaling devices shall be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. All materials shall be listed as complying with available standards of Underwriter's Laboratories, Inc., or other similarly established standards. All electrical installations and systems shall be tested to show that the equipment is installed and operates as planned or specified.

1. **Panelboards.** Panelboards serving lighting and appliance circuits shall be located on the same floor as the circuits they serve. This requirement does not apply to emergency system circuits.
(2) **Lighting.** All spaces occupied by people, machinery, equipment within buildings, approaches to buildings, and parking lots shall have lighting.

(A) Residents' rooms shall have general lighting and night lighting. A reading light shall be provided for each resident. Flexible light arms shall be mechanically controlled to prevent the bulb from coming in contact with bed linen. At least one light fixture for night lighting shall be switched at the entrance to each resident room. All switches for control of lighting in resident areas shall be of quiet operating type.

(B) Nursing unit corridors shall have general illumination with provisions for reduction of light level at night.

(3) **Receptacles (convenience outlets).**

(A) Resident room shall have duplex grounding type receptacles as follows: One location each side of the head of each bed, one for television if used, and one on another wall.

(B) Duplex grounding receptacles for general use shall be installed in all corridors approximately 50'0" (15.24 m.) apart and within 25’0” (7.62 m.) of ends of corridors.

(4) **Nurses' call system.**

(A) **General resident areas.** Each room shall be served by at least one calling station and each bed shall be provided with a call button. Two call buttons serving adjacent beds may be served by one calling station. Calls shall register with the floor staff and shall activate a visible signal in the corridor at the resident's door, in the clean workroom, in the soiled workroom, and in the nourishment station of the nursing unit. In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections. In rooms containing two or more calling stations, indicating lights shall be provided at each station. Nurse's calling system which provide two-way voice communication shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating.

(B) **Resident's emergency.** A nurse's call emergency button shall be provided for resident's use at each resident's toilet, bath, and shower room. Such button shall be usable by a collapsed resident lying on the floor (inclusion of a pull cord will satisfy this item.)

(5) Emergency electric service shall be provided in accordance with NFPA 76-A, 1977, Chapter 05, Essential Electrical Systems for Nursing Homes, etc.

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OREGON

DIVISION 87
NURSING FACILITIES/LICENSING -- PHYSICAL ENVIRONMENT
411-087-0005

New and Old Construction, Remodeling, Certificate of Need

(1) New Construction. New construction shall not be eligible for "exceptions" as provided in these rules (OAR 411-087) unless specifically authorized by the Division. All such alterations, additions, conversions in use, and renovations shall be subject to plan review in accordance with section (3) of this rule.

(2) Old Construction:

(a) Where specifically provided within OAR 411-087-0010 - 411-087-0490, facilities which have been continuously licensed and operational since January 1, 1992 may be exempt from certain specified physical environment requirements. Such exemptions do not apply if there is a change in the purpose for which the room is licensed; e.g., a room which has not been continuously licensed as a resident room must comply with the requirements for new construction in order to be licensed as a resident room. The Division, however, may terminate an exemption if the Division determines that continuation of the exemption adversely impacts the facility's ability to otherwise meet nursing requirements.
facility law. The exemption may be discontinued if the area subject to the exemption incurs major alterations as defined in OAR 411-085-0005;
(b) Notwithstanding the "exceptions" provided for in these rules, facilities constructed prior to January 1, 1992 shall, when replacing equipment or remodeling areas subject to such exceptions, comply with the rules to the greatest extent reasonable. Subsection (2)(b) of this rule does not apply to new construction;
(c) Under no circumstances are the "exceptions" provided for in these rules intended to allow a facility that already meets or previously met these rules without the exception provision to be exempt from meeting the rules without the "exception provision."
(3) Plan Review:
(a) Schematic Plans. Schematic plans may be submitted for review;
(b) Construction Plans. Two sets of project construction drawings and specifications must be submitted for review prior to initiation of related construction pursuant to subsection (3)(e) of this rule. Construction documents must be sufficient to allow the Division to determine if the project complies with OAR 411;
(c) Floor Plan. Projects involving addition, deletion or relocation of beds shall include a floor plan showing the proposed number and location of each bed for which licensure will be requested. The plan shall include dimensions, area and room number of each resident room;
(d) Program Narrative. All plans submitted shall be accompanied with a narrative description including:
(A) Identification of services which will not be provided directly, but will instead be provided via contract;
(B) All specialty services to be offered; and
(C) Modifications to be made to heating, ventilating, plumbing and electrical systems.
(e) Submission of Plans. All schematic and construction plans submitted shall be delivered to the Office of Health Policy (OHP), Public Health Division, Department of Human Services, State Office Building, Suite 640, 800 Oregon Street N.E., Portland, OR 97232, in accordance with OAR 409, division 17;
(f) When construction or remodeling includes an increase in bed capacity, exceptions allowed for size of dining, activities and living areas (OAR 411-087-0300) shall no longer be applicable unless specifically authorized by the Division.
(4) Certificate of Need. Before a facility may increase capacity, the licensee shall submit to the Division a Certificate of Need (CN) or a letter from the Office of Health Policy stating that a CN is not required.
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0020
Referenced Regulations
In addition to meeting OAR 411, division 087, the following additional requirements must be met except where determined by the Division to not be applicable to nursing facilities. Licensure is contingent on approval of the agency having enforcement authority:
(1) Building and Fire Safety Codes:
(a) State Building Codes as adopted by the Oregon Building Codes Division;
(b) Local building codes and requirements as adopted by local government agencies;
(c) State and local fire codes, NFPA 101 and applicable referenced NFPA publications; and
(d) All facilities and construction completed after January 1, 1992, shall comply with the American National Standards Institute's "Providing Accessibility and Usability for Physically Handicapped People" effective February 5, 1986, and Title III of the American with Disabilities Act of 1990.
(2) Food Sanitation Rules. Food Sanitation Rules as adopted by the Public Health Division.

(3) Drinking Water. Oregon Drinking Water Quality Act and the rules adopted thereunder by the Public Health Division. Documentation of conformance to this law is required except when the facility is served by an approved community water system. (4) Sewage. On-site sewage disposal rules as enforced by the Oregon Department of Environmental Quality (DEQ). Documentation of conformance to this law is required except when the facility is served by an approved community sewer system.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0030

Waivers for Physical Environment Requirements

(1) Request. Any request for a waiver of these building requirements (OAR 411, division 087) shall comply with OAR 411-085-0040

(2) Duration. The Division may grant waivers for building requirements for a period not to exceed ten years; however, such waiver may be rescinded if the Division determines continuance of the waiver has a potential adverse impact on resident well-being, privacy or dignity.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0100

Physical Environment Generally

(1) Good Repair and Cleanliness:
(a) All interior and exterior surfaces (e.g., floors, walls, roofs, ceilings, windows, and furniture) and equipment necessary for the health, safety, and comfort of the resident shall be kept clean and in good repair;
(b) All interior surfaces shall be easily cleanable;
(c) Measures shall be taken which prevent the entry of rodents, flies, mosquitoes, and other insects;
(d) The facility grounds shall be kept orderly and free of litter and refuse.

(2) Outside Walkways, Parking:
(a) Walkways and curbs from the street, public transit or parking spaces to the building entrance shall be designed to facilitate travel by people using wheelchairs or crutches;
(b) Disabled Parking Facilities. Parking spaces for disabled visitors and staff shall be provided.

(3) Entrance, Waiting Area. At least one primary grade level entrance to the building shall be sheltered from weather and be fully accessible to disabled persons. The facility shall have a waiting area or lounge located inside the main entrance.

(4) Drinking Fountains, Telephones. At least one drinking fountain and telephone shall be available on each floor for residents, staff, and visitors, including those physically disabled. Telephones and fountains shall be provided in accordance with the American National Standards Institute’s "Providing Accessibility and Usability for Physically Handicapped People" effective February 5, 1986. The number of the fire department and police department shall be affixed to every telephone. The facility shall have telephones designated for use by residents which allow for privacy during conversation and are wheelchair accessible.

(5) Exceptions. Facilities continuously licensed since January 1, 1992 shall not be required to have drinking fountains on every floor, waiting area/lounge or a sheltered entrance as required by this rule unless otherwise provided by OAR 411-087-0010.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Administrative Area

(1) Office Space. General or individual office(s) shall be provided for business transactions, medical and financial records, and administrative and professional staff.

(2) Interview Space. Interview space(s) shall be provided for private interviews relating to social service, credit, and admissions.

(3) Storage. Storage for office equipment, supplies and clinical records shall be provided.

(4) Lighting. Lighting intensity shall comply with Table 4.

Signs

(1) Resident Rooms. All resident rooms shall be clearly identified by room number. Room numbers shall be no less than one inch high and shall contrast with their background (light characters on dark background or dark characters on light background). Such signs shall be located in order to be easily readable to all residents, including those in wheelchairs.

(2) Other Rooms. All other rooms used by residents shall be clearly identified by name (e.g., "Dining Room," "Activity Room") with letters as described in section (1) of this rule.

Resident Care Unit

Each resident care unit shall provide the following:

(1) Resident Rooms. Each resident room shall meet the following requirements:

(a) Capacity. Maximum room capacity shall be four residents;

(b) Size:

(A) Minimum room areas exclusive of toilet rooms, closets, lockers or wardrobes, alcoves or vestibules shall be 120 square feet in singlebed rooms and 100 square feet per bed in multi-bed rooms:

(i) Room dimensions shall allow at least three feet between the side of each bed and any wall;

(ii) Room dimensions shall allow at least four feet between adjacent beds and three feet six inches at the foot of each bed;

(iii) Beds may be rearranged to satisfy the needs and desires of individual residents; and

(iv) At least 50 percent of the resident rooms shall be designed to allow a five foot diameter circle of clear floor area for turning of wheelchairs immediately inside the resident room entrance and immediately outside each resident toilet room.

(B) In facilities caring for pediatric residents where bed size does not exceed that of a six-year crib, the minimum floor space allowance shall be 60 square feet for each crib;

(C) Space shall be provided in each room for an armchair, geriatric chair or wheelchair for each resident.

(c) Closet. Each resident shall have a wardrobe locker or closet within the resident’s room. Each locker or closet shall have minimum clear dimensions of 30 inches by 24 inches by 60 inches. The space shall include a rod, at least 15 inches long, with 54 inches (vertical) of hanging space;
(d) Lockable Storage. Each resident shall be provided with a lockable closet or drawer with a minimum of 0.5 cubic feet. The lockable storage space may be included within the closet space defined in subsection (1)(c) of this rule;

(e) Privacy. The facility shall provide full visual privacy by means of cubicle curtains for each resident in multi-bed rooms. Design for privacy shall not restrict the exit/access of other residents from/to the resident room, handwash sink, or toilet. "Full visual privacy" in a multi-bed room means curtains which prevent staff, visitors and other residents from seeing a resident in bed, but which allow staff, visitors and other residents access to the toilet room, handwash sink and entrance;

(f) Door. Each resident room shall have a door which directly accesses an exit corridor. The door opening shall have a horizontal clearance of 44 inches and shall not swing into the exit corridor;

(g) Other Requirements. See rules relating to lighting (OAR 411-087-0430), toilets and handwash sinks (OAR 411-087-0310), nurse call systems (OAR 411-087-0440) and windows (OAR 411-087-0400).

(2) Isolation Room. Each facility shall have at least one resident room capable of being designated as an isolation room which is equipped with a private toilet and handwash sink (see Table 2).

(3) Exceptions:

(a) Number of Residents Per Room. The number of residents in a room may exceed four if the room has been continuously licensed since January 1, 1992 for a number equal to or greater than the number of residents for which the license is requested unless otherwise provided by OAR 411-087-0010;

(b) Room Size. The dimensions of a resident room which has been continuously licensed since January 1, 1992 shall be considered to be in compliance with subsection (1)(b) of this rule unless otherwise provided by OAR 411-087-0010. In facilities which do not comply with subparagraph (1)(b) (A)(iv) of this rule, all new construction which increases licensed bed capacity shall be required to meet the clearance requirements in said subparagraph until the 50 percent requirement is met;

(c) Closet. The size and design of the resident closet in a room which has been continuously licensed since January 1, 1992 shall be considered to be in compliance with subsection (1)(c) of this rule unless otherwise provided by OAR 411-087-0010;

(d) Locked. Facilities continuously licensed since January 1, 1992, shall only be required to have locked storage in accordance with this rule if the resident or significant other requests locked storage.

[ED. NOTE: Tables referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0140

Locked Units

(1) Dining, Activities, Living Space. Each locked unit shall have dining, activities and living space within the locked unit. The total area of such space shall be the same as if the locked unit was a separately licensed nursing facility.

(2) Nurses' Station. There shall be at least one nurses’ station within each locked unit.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0150

Nurses' Station

Each floor with resident rooms shall have a nurses' station with space for charting and storage for administrative supplies:
(1) Handwash Sink. There shall be a handwash sink, exclusive of resident and soiled utility room handwash sinks, within 20 feet of the nurses' station.

(2) Exceptions. The handwash sink required in section (1) of this rule is not required in a facility which has been continuously licensed since January 1, 1992 unless otherwise provided by OAR 411-087-0010.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0200
Dietary Services

(1) Food Sanitation Rules. Construction, equipment, and installation shall comply with OAR 333, division 150.

(2) Food Preparation Areas. The dietary services area shall include:
   (a) Space and equipment for preparing, cooking, and baking;
   (b) Ice making equipment which is easily cleanable. All ice dispensing equipment which is not in the dietary services area but is accessible to residents shall be self-dispensing;
   (c) Space for tray assembly and distribution;
   (d) Handwash sink; and
   (e) Design shall provide for flow of clean items/food and soiled items/food in a manner which avoids potential for contamination.

(3) Food Receiving, Storage and Other Work Areas. The dietary services area shall include the following which shall not be in the food preparation area:
   (a) Storage space for seven days' supply including cold storage for two days' food needs;
   (b) An area designated for receiving food supplies;
   (c) Dishwashing equipment and work area;
   (d) Office or suitable work space for the dietitian or the dietary service manager;
   (e) Janitor's closet for exclusive use of the dietary department. It shall contain a floor receptor or service sink and storage space for housekeeping equipment and supplies;
   (f) Cart storage and cart sanitizing area. This area may be shared with other departments if located outside the dietary services area. If located outside, the area shall be covered and paved;
   (g) Waste storage facilities in a separate area easily accessible to the outside for direct pickup or disposal; and
   (h) Toilet room. There shall be a staff toilet room accessible within 25 feet of the dietary services area. The toilet room shall not open directly to the food preparation area.

(4) Exceptions:
   (a) Toilet Room. The distance to the toilet room may exceed 25 feet if the facility has been continuously licensed since January 1, 1992 unless otherwise provided by OAR 411-087-0010;
   (b) Office. The office space required in subsection (3)(d) of this rule may be outside the dietary services area if the facility has been continuously licensed since January 1, 1992 unless otherwise provided by OAR 411-087-0010;
   (c) Closet. The janitor's closet required in subsection (3)(e) of this rule may be outside the dietary services area if the facility has been continuously licensed since January 1, 1992 unless otherwise provided by OAR 411-087-0010. In such circumstances, the facility shall have a documented system to ensure mops and other cleaning supplies used in nursing or laundry areas are not used in the dietary services area;
   (d) Cart Storage/Sanitizing. If located outside, the cart sanitizing and storage area is not required to be paved and covered if the facility has been continuously licensed since January 1, 1992 unless otherwise provided by OAR 411-087-0010.
Therapy Services
The facility shall have a therapy services room(s) to support services such as physical, occupational, and speech therapy, and special programs:
(1) Treatment Areas. The therapy services area shall include:
(a) A minimum floor area of 250 square feet, sufficient to meet therapy service needs as outlined in facility policies;
(b) Space and equipment for facility programs which may include thermotherapy, diathermy, ultrasonics, and hydrotherapy. A cubicle curtain shall be provided around each individual treatment area. Provisions shall include handwash sink (one sink may serve more than one cubicle);
(c) Space and equipment for exercise;
(d) Storage for clean and soiled linens, supplies and equipment (including wheelchairs and stretchers); and
(e) Deep sink, a minimum of 22 inches by 21 inches by ten inches deep. The deep sink may also serve as the handwash sink.
(2) Exceptions. Facilities which have been continuously licensed since January 1, 1992 shall be considered to be in compliance with section (1) of this rule unless otherwise provided by OAR 411-087-0010.

Pharmacy Services
Provision shall be made for the procurement, storage, dispensing, and accounting of drugs and other pharmacy products:
(1) Off-Site Provider Allowance. Pharmaceutical services may be by arrangement with a convenient off-site facility but must include provisions for 24-hour emergency service.
(2) Pharmacy/Drug Room. When provided, the pharmacy/drug room shall be well-lighted (see Table 4), properly ventilated (see Table 2) and include a medication refrigerator and a sink with hot and cold running water. The pharmacy/drug room may be combined with the clean utility room (see OAR 411-087-0320).
(3) Drug Distribution Stations. Provision shall be made for convenient 24-hour distribution of medicine to residents. This may be a medicine preparation room or unit, a self-contained medicine dispensing unit or by another approved system. If used, a medicine preparation room shall be under the nursing staff’s visual control and contain a work counter, handwash sink, refrigerator, and locked storage for biologicals and drugs. A medicine dispensing unit may be located at or near the nurses’ station, in the clean utility room or in another space under direct control of the nursing staff.
(4) Exceptions. Facilities which have been continuously licensed since January 1, 1992 are not required to have a handwash sink within the drug distribution station unless otherwise provided by OAR 411-087-0010.

[ED. NOTE: Tables referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0230
Laundry Services
(1) On-Site Processing. If linen is to be processed on-site, the following shall be provided:
(a) A processing area which cannot be entered directly from the resident corridor;
(b) A laundry processing room with equipment which can process even days' needs within a regularly scheduled work week. The laundry services area shall include a handwash sink and soiled linen receiving, holding and sorting areas;
(c) Ventilation in accordance with Table 2;
(d) Storage for laundry supplies;
(e) Clean linen inspection, mending and folding room or area;
(f) Janitor's closet or alcove containing a floor receptacle or service sink and storage space for housekeeping equipment and supplies; and
(g) The design shall provide for flow of clean and soiled laundry and supplies in a manner which avoids potential for contamination.
(2) Off-Site Processing. If linen is processed off-site, the facility shall have a soiled linen holding room ventilated in compliance with Table 2. The soiled linen holding room may also serve as the soiled utility room if sufficient space is provided (see OAR 441-087-0320).
(3) Clean Linen Storage. The facility shall have a separate or designated area within the clean utility room for linen storage. If a closed cart system is used, storage may be in an alcove.
(4) Cart Sanitizing and Storage. The facility shall have a cart sanitizing and storage area with running water. If located outside, the area shall be covered and paved. The area may be shared with dietary services only if located outside and directly accessible from both departments.
(5) Exceptions. In facilities continuously licensed since January 1, 1992, section (1) of this rule shall not apply unless otherwise provided by OAR 411-087-0010.
[ED. NOTE: Tables referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0240
Personal Care Services
Separate room or designated space and appropriate equipment shall be provided for hair care and grooming needs of residents.
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0250
Day Care Services
(1) Facilities admitting day care residents shall have 40 square feet of dining, recreation, living and sleeping areas in addition to space required for other residents.
(2) Facilities admitting day care residents shall have either an unassigned bed or a folding cot in an area where rest and privacy can be provided for each resident.
(3) There shall be one toilet and one lavatory available for every 15 day care residents. Such facilities shall be in close proximity to the area used by day care residents.
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0300
Residents' Dining, Activities and Living Areas
(1) Area Requirement. The total area available for dining, activities, visitor waiting and living shall be not less than 30 square feet per bed with a minimum size of 225 square feet. Additional space
shall be provided for outpatients if they participate in a day care program.

(2) Storage. Storage space shall be provided for activity equipment and supplies.

(3) Living Areas. Each facility shall have a solarium, living room, or sun porch for the use of residents on each floor. Such rooms must be provided with mechanical ventilation or with windows that open.

(4) Lighting. Lighting intensity of all dining, activities and living areas shall comply with Table 4.

(5) Exceptions. Facilities continuously licensed since January 1, 1992, shall not be required to meet the area requirements for dining, activities, visitor area/lounge and living space (30 square feet per bed) unless otherwise provided by OAR 411-087-0010.

[ED. NOTE: Tables referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0310
Toilet, Handwashing, and Bathing Areas

(1) General Requirements:
(a) Temperature. Hot water at shower, bathing and handwash sink areas shall not exceed 120 degrees Fahrenheit (49 degrees Celsius) or be lower than 105 degrees Fahrenheit (41.5 degrees Celsius);
(b) Grab Bars. Grab bars shall be provided at all residents' toilets, showers, tubs and sitz baths. The bars shall have 1-1/2 inch (3.8 cm) clearance to walls and shall have sufficient strength and anchorage to sustain a concentrated load of 250 pounds (113.4 kilograms). Grab bars shall be returned to the wall or otherwise be constructed to prevent snagging clothes;
(c) Emergency Access. All rooms containing bathtubs, sitz baths, showers, and toilets shall be equipped with doors and hardware which will permit access from the outside in any emergency. When such rooms have only one opening or are smaller than 25 square feet, the doors shall be capable of opening outward or are smaller than 25 square feet, the doors shall be capable of opening outward or be otherwise designed to be opened without need to push against a resident who may have collapsed within the room;
(d) Accessibility. Toilets, handwash sinks, and baths shall be provided in accordance with the American National Standards Institute's "Providing Accessibility and Usability for Physically Handicapped People," effective February 5, 1986, and Title III of the Americans with Disabilities Act of 1990;
(e) Nurse Call System. See OAR 411-087-0440.

(2) Toilet Facilities:
(a) Resident toilets:
(A) Access. Each resident room shall have direct access to a toilet room without entering the general corridor area;
(B) Number. One toilet room shall serve no more than four beds and no more than two resident rooms;
(C) Handwash sink. Each toilet room shall contain a toilet and a handwash sink. The handwash sink may be omitted from a toilet room serving only one resident room if the room is a single-bed room and contains a handwash sink;
(D) Dimensions. The dimensions of a resident toilet room shall be sufficient to allow access and self transfer by a resident in a wheelchair or with the assistance of an attendant. The distance from the toilet plumbing wall to the opposite wall shall be no less than six feet;
(E) Privacy. Partitions between toilet shall be provided. These partitions shall be at least six feet in height and provide for privacy. Privacy curtains may be used in bathing areas in lieu of fixed partitions.
(b) Employee/Visitor Toilets. In addition to the toilet rooms for residents, there shall be at least one toilet room on each floor with handwash sink available for facility employees and visitors. Such toilets shall be clearly identified for public use and shall be directly accessible from the corridor, public lounge or waiting area.

(3) Handwashing Facilities:
   (a) Sinks, Water Supply Spouts, Faucet Handles:
       (A) Each resident room shall have a handwash sink. The handwash sink may be omitted from a single-bed room if the adjacent toilet room serves only one resident room;
       (B) Handwash sinks shall be securely anchored to withstand an applied vertical load of not less than 250 pounds (113.4 kilograms) on the front of the fixture;
       (C) Handwash sinks shall be wheelchair accessible;
       (D) Sink faucets shall have a single spout (outlet) which discharges both hot and cold water;
       (E) All handwash sinks shall be trimmed with single-lever or write-blade faucet handles which are operable without the use of hands.
   (b) Mirrors:
       (A) Mirrors shall be arranged for convenient use by residents in wheelchairs and in a standing position. Mirrors are not required in rooms exclusively serving residents whose care plans indicate mirrors are contraindicated;
       (B) Mirrors shall not be installed at handwash sinks in food preparation areas.
   (c) Hand Drying. Provisions for hand drying shall be included at all handwash sinks except scrub sinks. These shall be single use separate individual paper or cloth units enclosed in such a way as to provide protection against dust or soil and insure single unit dispensing.

(4) Bathtubs and Showers:
   (a) Number. Bathtubs or showers shall be provided at the rate of one for every 25 beds which are not otherwise served by bathing facilities within the residents’ rooms;
   (b) Whirlpool Tubs. In addition to the requirements listed in subsection (4)(a) of this rule, at least one therapeutic whirlpool tub designed for disabled assist shall be provided on each floor. The facility shall have at least one therapeutic whirlpool-type tub for every 60 beds;
   (c) Privacy. Each tub or shower shall be in an individual room or enclosure which provides space for the private use of the bathing fixture, for drying and dressing, and for a wheelchair and an attendant;
   (d) Shower Dimensions:
       (A) Each facility shall have at least one shower that is a minimum of four feet square, without curbs, and designed to permit use by a wheelchair resident with an assisting attendant;
       (B) Showers for ambulatory residents shall be not less than four feet by three feet.
   (e) Non-Slip Surface. Shower bases and tubs shall provide non-slip surfaces;
   (f) Toilet/Sink Access. A toilet and handwash sink shall be accessible to each bathtub/shower without going through the central corridor.

(5) Exceptions:
   (a) Whirlpool Tubs. The number of whirlpool tubs in facilities which have been continuously licensed since January 1, 1992 without modification of number or type of bathtubs/showers shall be considered to be in compliance with subsection (4)(b) of this rule unless otherwise provided by OAR 411-087-0010. Facilities which lack the required number of therapeutic tubs shall have a hospital-type tub on each floor which does not have a therapeutic whirlpool tub. As of January 1, 2000, all facilities shall have at least one therapeutic whirlpool tub (waivers may be provided on a case-by-case basis);
   (b) Showers. Facilities which have been continuously licensed since January 1, 1992 shall not be required to meet the dimensions or design criteria defined in subsection (4)(d) of this rule or requirements for dressing and drying areas adjacent showers and tubs;
(c) Toilets. Facilities continuously licensed since January 1, 1992 shall be exempt from section (2) of this rule unless otherwise provided by OAR 411-087-0010;
(d) Handwash Sinks. In facilities with rooms continuously licensed since January 1, 1992, without meeting subsection (3)(a) of this rule, such rooms shall be exempt from this requirement unless otherwise provided by OAR 411-087-0010;
(e) Spouts, Faucet Handles. Facilities continuously licensed since January 1, 1992 without meeting paragraph (3)(a)(E) of this rule shall be exempt from such paragraph unless the spouts/faucets are replaced or otherwise provided by OAR 411-087-0010;
(f) Accessibility. Facilities continuously licensed since January 1, 1992 without meeting subsection (3)(a) of this rule shall be exempted from such subsection unless the spouts/faucets are replaced or otherwise provided by OAR 411-087-0010.

[Publications: Publications referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0320

Soiled and Clean Utility Rooms

(1) Soiled Utility Room. The facility shall have one or more soiled utility rooms equipped to pre-rinse soiled linens and equipment. Each floor with resident rooms shall have a soiled utility room on the same floor within 120 feet of each resident room. The soiled utility room shall be equipped with:
   (a) Handwash sink.
   **NOTE:** If a two compartment sink is used to meet subsection (1)(b) of this rule, a separate handwash sink is not required.
   (b) A mechanical sanitizer or two compartment deep sink (minimum dimensions for each compartment of 19 inches by 22 inches by ten inches deep) with hot and cold running water large enough to provide for disinfection of resident care equipment;
   (c) A flush rim clinical sink with washing device;
   (d) A work counter;
   (e) Area for storage of linen and trash receptacles;
   (f) Mechanical ventilation (see Table 2); and
   (g) Storage space. Clean urinals and bedpans may be stored in a closable cabinet in the soiled utility room. Other clean supplies and equipment may not be stored in the soiled utility room.

(2) Clean Utility Room. Each floor with resident rooms shall have a clean utility room with a work counter, handwash sink and space for storage and distribution of clean and sterile supply materials. The clean utility room may be used for storage of clean linens.

(3) Exceptions:
   (a) Locations. The maximum distance from resident room to soiled utility room in facilities which have been continuously licensed since January 1, 1992 may exceed 120 feet unless otherwise provided by OAR 411-087-0010;
   (b) Ventilation. Facilities continuously licensed since January 1, 1992 without meeting subsection (1)(f) of this rule shall be exempt from such subsection unless otherwise provided by OAR 411-087-0010;
   (c) Sink. Facilities continuously licensed since January 1, 1992 with a single compartment deep sink shall not be required to have a double deep sink or mechanical sanitizer in the soiled utility room unless the sink is replaced or otherwise provided by OAR 411-087-0010.

[ED. NOTE: Tables referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0330
Employee Rooms
(1) Rooms Required. The facility shall have an employee lounge and room(s) for conferences, meetings and inservice training. This requirement may be met with a multi-purpose room, but must be in addition to space required for residents.
(2) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from section (1) of this rule unless otherwise provided by OAR 411-087-0010.
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0340
Storage Rooms
(1) General Storage. General storage room(s) shall have a total area of not less than five square feet per bed. This space shall include an equipment storage room on each floor (which has resident rooms) for equipment such as I.V. stands, inhalators, air mattresses, and walkers. Separate storage space shall be provided for storage of commodes (this may be in the soiled utility room). There shall also be space located out of the path of normal traffic on each floor for stretchers and wheelchairs.
(2) Linen, Food. There shall be separate areas for storage of clean linens and food.
(3) Maintenance Equipment and Supplies. Space shall be provided for storage of building and yard maintenance equipment and supplies which are kept at the facility.
(4) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from the square footage requirements in section (1) of this rule unless otherwise provided by OAR 411-087-0010.
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0350
Maintenance and Housekeeping
(1) Maintenance Areas. The facility shall have a maintenance shop or area and tools required for equipment maintenance.
(2) Janitor’s Closet:
(a) Location. In addition to the janitor’s closet required in dietary, there shall be a minimum of one janitor’s closet on each floor. There shall be a janitor’s closet within 120 feet of every resident room;
(b) Design. Each janitor’s closet shall contain a floor receptor or service sink with hot and cold running water and storage space for housekeeping equipment and supplies. All such closets shall have mechanical ventilation pursuant to Table 2 and a light fixture and wall switch.
(3) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from section (1) and subsection (2)(a) of this rule unless otherwise provided by OAR 411-087-0010.
[ED. NOTE: Tables referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0360
Hallways, Corridors and Stairways
(1) Dimensions. All resident corridors/hallways serving resident living areas shall be a minimum of eight feet in width.
(2) Obstructions. Items such as drinking fountains, telephone booths, vending machines, and portable equipment shall be located so as not to restrict corridor traffic or reduce the corridor width below the required minimum.

(3) Handrails:
(a) Handrails shall be provided on both sides of corridors used by residents and on all stairways. A minimum clear distance of 1-1/2 inches (3.8 cm) shall be provided between the handrail and the wall;
(b) Ends of handrails shall be returned to the wall or otherwise be constructed to prevent snagging the clothes of residents.

(4) Exceptions. Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992 shall be exempt from sections (1) and (2) of this rule.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0400
Doors and Windows

(1) Doors:
(a) Interior doors:
(A) The minimum width of all doors to rooms with beds shall be three feet, eight inches (1.12) meters clear opening and six feet, eight inches (2.03 meters) high. Doors to rooms needing access for stretchers, residents’ toilet rooms and rooms needing access for wheelchairs shall have a minimum width of two feet, eight inches (85.82 cm) clear opening;
(B) Doors on all openings to corridors shall be swing type;
(C) Space shall be provided in front and adjacent to doors to allow space for persons in wheelchairs;
(D) Doors, except those to spaces such as small closets (less than ten cubic feet) which are not subject to occupancy, shall not swing into corridors in a manner that might obstruct traffic flow or reduce the required corridor width. Closet that are ten or more cubic feet are considered as occupiable spaces;
(E) Interior doors which go between areas frequented by residents and which may be locked shall have electromagnetic locks which automatically release in the event of fire alarm or power failure.
(b) Exterior doors:
(A) Exit/entrance doors with electromagnetic locks shall automatically release in the event of fire alarm or power failure;
(B) Exit/entrance doors shall be keyed or otherwise designed to allow all staff to promptly and easily exit;
(C) Exit/entrance door locks shall be approved by the Office of the State Fire Marshal;
(D) Space shall be provided in front of and adjacent to doors to allow space for persons in wheelchairs.

(2) Windows:
(a) All outer windows that open shall have insect screens;
(b) Windows above the first floor shall be designed to minimize potential for accidental falls when open;
(c) All resident rooms shall have outside windows with sills not more than three feet above the floor with a minimum area of ten percent of the floor area. The window will must be above ground level;
(d) Window shades, draperies, or blinds must be provided to control the amount of outside light and to assure the privacy of residents;
(e) Windows in resident rooms shall open without the use of tools. Windows in buildings designed with an engineered smoke control system in accordance with NFPA 90A are not required to be operable.
(3) Exceptions:
(a) Doors. In facilities with rooms continuously licensed since January 1, 1992 without meeting requirements in section (1) of this rule, such rooms shall be exempt from such requirement unless required to conform pursuant to OAR 411-087-0010 or required to conform pursuant to state building codes;
(b) Windows. Facilities continuously licensed since January 1, 1992 shall be exempt from subsection (2)(a) of this rule unless otherwise provided by OAR 411-087-0010.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0410
Floors, Ceilings and Walls
(1) General Requirements:
(a) Finish, trim, wall and floor construction shall be free from spaces that can harbor rodents and insects;
(b) Finish on walls, floors and ceilings in resident areas shall provide for a low sheen surface to minimize reflected glare;
(c) 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 ten degrees Fahrenheit (six degrees Celsius) above the ambient room temperature;
(d) The noise reduction criteria shown on Table 1 shall apply to partition, floor, and ceiling construction in resident areas.
(2) Floors and Wall Base:
(a) Floor materials shall be easily cleanable and have wear resistance appropriate for the location involved. Floors in shower and bath areas shall have a non-slip surface;
(b) Thresholds shall be constructed to facilitate use of wheelchairs and carts;
(c) Rugs or carpeting shall be Class I or II in accordance with NFPA 101, Chapter 6;
(d) Wall bases in kitchens, soiled utility rooms, central bathing areas, resident toilet rooms and janitor closets shall be self-coved (six inch minimum height), tightly sealed with the wall;
(e) Top-set rubber or vinyl base, where used, shall be sealed to the floor and walls.
(3) Ceilings:
(a) The minimum ceiling height shall be a nominal eight feet (2.44 m) with the following exceptions:
(A) Boiler rooms shall have ceiling clearances not less than two feet, six inches (76 cm) above the main boiler header and connecting piping;
(B) Rooms containing ceiling-mounted equipment shall have height required to accommodate the equipment;
(C) Ceilings in corridors, storage rooms, toilet rooms, and closets shall be not less than seven feet, six inches (2.29 m);
(D) Suspended tracks, rails, and pipes located in path of normal traffic shall be not less than six feet, eight inches (2.03 m) above the floor;
(E) Activity, recreation and exercise rooms, and similar spaces where impact noises may be generated shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.
(b) Ceilings in the dietary and food preparation areas shall have a smooth surface, be light in color, and cover all overhead piping and duct work;
(c) Acoustical ceilings (i.e., acoustical tile) shall be provided for corridors in resident areas, nurses’ stations, dayrooms, recreation rooms, dining areas, and waiting areas. Other methods of sound control (e.g., carpeting) will be accepted by the Division if they meet STC classification requirements in Table 1 of these rules).
(4) Walls:
(a) Wall finishes shall be easily cleanable and, in the immediate area of plumbing fixtures, shall be
smooth and moisture resistant;
(b) All walls of rooms in which food or drink is prepared or stored and in dishwashing areas shall
be smooth, moisture resistant and light in color.
(5) Exceptions:
(a) Self-Covered Wall Base. Facilities which have been continuously licensed since January 1, 1992
shall not be required to have selfcovered base as required in subsection (2)(d) of this rule unless
otherwise provided by OAR 411-087-0010;
(b) Noise Reduction. Facilities which have been continuously licensed since January 1, 1992 shall
not be required to meet noise reduction criteria as required in subsection (1)(d) of this rule unless
otherwise provided by OAR 411-087-0010;
(C) Acoustical Ceilings. Facilities which have been continuously licensed since January 1, 1992 shall
not be required to have acoustical ceilings as required in subsection (3)(c) of this rule unless
otherwise provided by OAR 411-087-0010.
[ED. NOTE: Tables referenced are available from the agency.]
[Publications: Publications referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0420

Electrical Systems: General
(1) Panelboards. Panelboards serving lighting and appliance circuits shall be located on the same
floor as the circuits they serve. This requirement does not apply to emergency system circuits.
(2) Receptacles (Convenience Outlets):
(a) Resident Room. Each resident room shall have duplex grounding type receptacles as follows:
Two located near the head of each bed, and one for television if used, and one on another wall;
(b) Corridors. Duplex grounding receptacles for general use shall be installed approximately 50 feet
(15.24 m) apart in all corridors and within 25 feet (7.62 m) of ends of corridors;
(c) GFI Outlets. All outlets within five feet of a sink shall be a GFI type outlet. The resident sink
located either in the resident room or the adjacent resident toilet room shall have a GFI type outlet
located within five feet of the sink.
(3) Emergency Electrical Service:
(a) General. To provide electricity during an interruption of the normal electric supply, an
emergency source of electricity shall be provided and connected to certain circuits for lighting and
power as follows:
(A) Illumination for means of egress as required in NFPA Life Safety Code 101;
(B) Illumination for exit signs and exit directional signs as required in NFPA Life Safety Code 101;
(C) At least one clearly marked emergency power duplex receptacle in each dining area, food
preparation area, and restorative care
room;
(D) At least one clearly marked emergency power duplex receptacle in each resident room and at
each nursing station;
(E) Nurses’ calling systems;
(F) Equipment necessary for maintaining telephone service;
(G) Elevator service that will reach every resident floor when resident rooms are located on other
than ground floor;
(H) Equipment for heating resident rooms to maintain a minimum temperature of 65 degrees in
each resident room;
(I) General illumination at the nurses’ stations, in the kitchen, and at selected receptacles in the vicinity of the generator set;
(J) Paging or speaker systems if intended for communication during emergency;
(K) Alarm systems including fire alarms activated at manual stations, water flow alarm devices of sprinkler system if electrically operated, fire and smoke detecting systems, and alarms required for nonflammable medical gas systems if installed; and
(L) Coolers for storage of food.
(b) Details. Emergency lighting and emergency outlets in resident rooms shall be in operation within ten seconds after the interruption of normal electric power supply. Emergency service to other receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power shall be distinctively marked. Stored fuel capacity shall be sufficient for not less than 24-hour operation of the generator;
(c) Referenced Regulations. Note: OAR 411-087-0020;
(d) Flashlights. Functioning flashlights shall be readily available in the kitchen, administrator's office, and at each nursing station.
(4) Exceptions. Resident rooms in facilities which have been continuously licensed since January 1, 1992 and which are not used for residents using life-support equipment (e.g., ventilators, continuous suction devices) shall not be required to meet paragraphs (3)(a)(C)-(L) of this rule unless otherwise provided by OAR 411-087-0010.
[Publications: Publications referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0430
Electrical Systems: Lighting
(1) Purpose. The purpose of this rule is to help ensure nursing facility lighting which provides the best visual acuity possible for nursing facility residents. Facility design should consider that, due to the normal aging process, the older person requires higher levels of illumination, is much more sensitive to glare, and requires greater time to adapt to changes in light levels. The older adult generally has reduced contrast sensitivity. Proper lighting is important in promoting personal independence, psychosocial well-being, minimizing need for staff intervention and preventing accidents.
(2) Lighting Required:
(a) All spaces occupied by people, machinery, equipment within buildings, approaches to buildings, and parking lots shall have lighting;
(b) Light Fixtures. Light fixtures shall be designed to minimize direct glare; e.g., indirect or diffused lighting, and to minimize energy consumption. Bare light bulbs or tubes are not allowed in resident areas or food preparation areas;
(c) Lighting Intensity. Lighting fixtures and circuitry shall have the capability of providing the lighting intensities shown in Table 4.
(3) Natural Light. Windows and skylights shall be utilized to minimize the need for artificial light and to allow residents to experience the natural daylight cycle. The use of windows and skylights is especially important near entrances/exits, in order to avoid difficulty in adjusting to light levels when entering or leaving the facility.
(4) Walls, Floors, Ceilings, Doors, Windows. Wall, floor and ceiling surfaces shall be designed/finished to minimize reflected glare. High contrast surfaces shall be used to assist residents with limited visual acuity to recognize the juncture between floor and wall, between wall and door, and between floor and other objects (e.g., toilet):
(a) On or after January 1, 1994, new paint and other new finishes used on ceiling shall have a reflectance value of 80 percent or higher. Such paint/finishes shall have a low sheen or matte finish;
(b) On or after January 1, 1994, new paint and other new finishes used on walls above 36 inches from the floor shall have a reflectance value of 60 percent or higher. Such paint/finishes shall have a low sheen or matte finish;
(c) Floors shall have a low sheen or matte finish;
(d) By January 1, 1997, all windows shall have coverings which minimize glare without blocking out all light.

(5) Resident Rooms. Residents' rooms shall have general lighting switchable at the doorway. Resident rooms shall also have lighting for each bed suitable for reading and indirect low level night illumination switchable at the bed. At least one light fixture for night lighting shall be switchable at the entrance to each resident room. All switches for control of lighting in resident areas shall be of the quiet operating type.

(6) Exceptions:
(a) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be exempt from section (3) of this rule;
(b) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to have 20 percent of the resident rooms (including wardrobe, toilet room entry, toilet room and make-up/shaving area) in compliance with Table 4 by January 1, 1995. One year after January 1, 1995, and every year thereafter, such facility shall be required to have an additional 20 percent of the resident rooms in compliance with Table 4 until January 1, 1999, at which time all resident rooms shall comply;
(c) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for medicine preparation area(s) and nurses station(s) as described in Table 4 by January 1, 1995;
(d) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for food preparation areas, occupational therapy area and activity area(s) as described in Table 4 by January 1, 1996;
(e) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for laundry, examination room(s), and physical therapy area as described in Table 4 by January 1, 1997;
(f) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to meet task lighting requirements for staff toilet(s) and administrative offices as described in Table 4 by January 1, 1998;
(g) Except as provided in OAR 411-087-0010, facilities continuously licensed since January 1, 1992, shall be required to have a minimum interior entry area ambient lighting of 50 foot candles instead of 100 foot candles as described in Table 4.

[ED. NOTE: Tables referenced are available from the agency.]

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0440

Electrical Systems: Alarm and Nurse Call Systems

(1) Exit Door Alarm. The facility shall have an exit door alarm system which alerts the staff when an exit door is opened or when a resident departs, or any other system determined to be acceptable to the Division (such determination shall be in writing).

(2) Nurse Call System:
(a) Resident Rooms. Each resident room shall be served by an electric nurse call system. Each resident shall have a nurse call button which may be easily located to allow the resident to summon nursing staff. Two call buttons serving adjacent beds may be served by one calling station;
(b) Bath, Toilet and Shower Rooms. Each bath, toilet and shower room must have an electric call system;
(c) Nurses’ Station. The nurse call system shall register all calls at the nurses’ station by both a visible and audible signal. The nurse call system shall also register a visible signal in the corridor adjacent to the door of the room from which the signal originated:
(A) The visible signal shall remain on until turned off at the location where the signal originated;
(B) In multi-corridor nursing units, additional visible signals shall be installed at corridor intersections.

(3) Fire/Smoke Alarm System. Fire and smoke detection/alarm systems shall comply with OAR 411-087-0020 ("Referenced Regulations").

(4) Exceptions:
(a) Pediatric Units. Rooms in pediatric units may have two-way voice communications in lieu of call buttons required under subsection (2) (a) of this rule. Such systems shall be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating;
(b) Locked Units. Rooms in locked units serving residents with Alzheimers or other dementias may have wall-mounted call buttons in lieu of call buttons on cords when necessary for resident safety;
(c) Audible Signal. Call systems in facilities continuously licensed since January 1, 1992 shall not be required to have an audible call feature at the nurses' station unless required to conform pursuant to OAR 411-087-0010.

Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0450

Heating and Ventilating Systems

(1) Energy Conservation. Special design considerations should be given to energy conservation in accordance with Section 53 of the Oregon Structural Specialty Code.

(2) Temperature:
(a) Design. For all areas occupied by residents, the indoor winter design temperature shall be 75 degrees Fahrenheit (24 degrees Celsius). For all other occupied areas, the indoor winter design temperature shall be 72 degrees Fahrenheit (22 degrees Celsius).

NOTE: This does not preclude operation at lower temperatures where appropriate and resident safety is not affected.

(b) Function. For all areas occupied by residents, the indoor temperature shall be maintained at not less than 70 degrees Fahrenheit (21 degrees Celsius).

(3) Ventilation Design. In the interest of energy conservation, the facility is encouraged to utilize recognized procedures such as variable air volume and load shedding systems in areas not listed in Table 2 and where direct care is not affected such as administrative and public areas, general storage, etc. Consideration may be given to special design innovations of Table 2 provided that pressure relationships as an indication of direction of air flow and total number of air changes as listed is maintained. All such proposed design innovations are subject to review and approval by the Division.

(4) Ventilation System Details. All air-supply and air-exhaust systems shall be mechanically operated. All fans serving exhaust systems shall be located at the discharge end of the system and have motor life ratings suitable for continuous use (20,000 hours minimum). The ventilation rates shown in Table 2 shall be considered as minimum acceptable rates and shall not be construed as precluding the use of higher ventilation rates when needed for temperature control or control of odors:
(a) Outdoor air intakes shall be located as far as practical but not less than 25 feet (7.62 m) from exhaust outlets of ventilating systems, combustion equipment stacks, vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes (plumbing...
and vacuum vents that terminate above the level of the top of the air intakes may be located as close as ten feet (3.05 m)). The bottom of outdoor air intakes serving central systems shall be located as high as practical but not less than six feet (1.83 m) above ground level, or if installed above the roof, three feet (91 cm) above roof level;
(b) The ventilation systems shall be designed and balanced to provide the air exchange rate and pressure relationship shown in Table 2;
(c) The bottoms of ventilation openings shall be not less than three inches (7.6 cm) above the floor of any room;
(d) Corridors shall not be used to supply air or exhaust air from any occupiable room. Pressurization of corridors for odor control will be allowed within limits established by the agency having jurisdiction for enforcement of the Oregon Mechanical Specialty Code;
(e) All central ventilation or air conditioning systems shall be equipped with filters having efficiencies no less than those specified in Table 3. The filter bed shall be located upstream of the air conditioning equipment unless a pre-filter is employed. In this case, the pre-filter shall be upstream of the equipment and the main filter bed shall be located further downstream. Electronic filter systems meeting required efficiency ratings may be proposed as an acceptable alternative when installed and maintained in accord with recommendations of the manufacturer. Manufacturer’s specifications and recommendations for installation shall be submitted for approval by the Division. If electronic filters are used, the facility shall comply with the manufacturer’s specifications and recommendations for maintenance and cleaning. This information, including a copy of the manufacturer’s specifications and recommendations, shall be documented and available in the facility;
(f) All filter(s) efficiencies shall be average atmospheric dust spot efficiencies tested in accordance with ASHRAE Standard 52-76. Filter frames shall be durable and carefully dimensioned and shall provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosed duct work shall have gaskets or seals to prevent air leakage. A manometer shall be installed across each filter bed serving central air systems;
(g) Air handling duct systems shall meet the requirements of NFPA Standard 90A;
(h) Fire and smoke dampers shall be constructed, located, and installed in accordance with the requirements of NFPA Standard 90A except that all systems, regardless of size, serving more than one smoke or fire zone shall be equipped with smoke detectors to shut down fans automatically as delineated in Paragraph 4-3.2 of the Standard. Access for maintenance shall be provided at all dampers. Switching for restart of fans may be conveniently located for fire department use to assist in evacuation of smoke after the fire is controlled, provided provisions are made to avoid possible damage to the system because of closed dampers.
(5) Testing Required. Prior to facility licensure, all mechanical systems shall be tested, balanced, and operated to demonstrate to the design engineer or his/her representative that installation and performance of these systems conform to the design intent. Test results shall be made available on request to representatives of the Division.
(6) Exceptions. Facilities continuously licensed since January 1, 1992 shall not be required to meet sections (1), (3), (4) and (5) of this rule unless required to conform pursuant to OAR 411-087-0010. [ED. NOTE: Tables referenced are available from the agency.]
[Publications: Publications referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615

411-087-0460

Water Supply, Sewage Disposal, and Other Piping Systems
(1) Plumbing System. All interior plumbing systems shall be installed and maintained in conformance with the State Plumbing Code which was current at the time of construction,
municipal or county ordinances and to m rules of the Building Codes Division governing the installation of interior supplies in buildings:
(a) The material used for plumbing fixtures shall be of nonabsorbent acid-resistant material;
(b) Hot water heaters and tanks:
(A) The hot water heating equipment shall have sufficient capacity to supply water at sinks, showers, and tubs at 105 to 120 degrees Fahrenheit. Hot water supply in these areas shall not exceed 120 degrees Fahrenheit and not be less than 100 degrees Fahrenheit;
(B) The hot water heating equipment shall have sufficient capacity to provide water in the laundry and dietary areas at a minimum temperature of 160 degrees Fahrenheit;
(C) Storage tank(s) shall be fabricated of corrosion-resistant metal or lined with noncorrosive material.
(c) Drainage systems. Insofar as possible, draining piping shall not be installed within the ceiling nor installed in an exposed location in food preparation centers, food serving facilities, food storage areas, and other critical areas. Special precautions shall be taken to protect these areas from possible leakage or condensation from necessary overhead piping systems;
(d) Nonflammable medical gas systems. If used, nonflammable medical gas system installations shall conform to the requirements of NFPA 99, Chapter 4, 1990 Edition;
(e) Clinical vacuum (suction) systems. If used, clinical vacuum system installations shall be in accordance with the requirements of NFPA 99, Chapter 4, 1990 Edition;
(f) Identification. All piping in the heating, ventilation, air conditioning (HVAC) and service water systems shall be color coded or otherwise marked for easy identification.
(2) Water Supply. Hot and cold water, safe, sanitary and suitable for domestic use, shall be distributed at 20 pounds per square inch pressure or greater to conveniently located taps throughout the building. When the water supply is not obtained from the community water supply system an independent supply is used, such water supply shall be in compliance with the Health Division Administrative Rules.
(3) Sewage and Wastewater:
(a) All sewage and liquid wastes shall be disposed of in a municipal sewer system if such facilities are available. When a municipal sewer system is not available, sewage and liquid wastes shall be collected, treated, and disposed of in an independent sewer system which conforms to the applicable minimum standards of the Department of Environmental Quality;
(b) All drainage and other arrangements for the disposal of excreta, infectious discharges, institutional and kitchen wastes shall conform to the State Plumbing Code, municipal or county ordinances, and to the rules of the State Health Division and the Department of Environmental Quality.

Building Sprinkler Systems
(1) Applicable Codes. Facilities with sprinkler systems for fire suppression shall be installed to comply with the Oregon Structural and Life Safety Code as adopted by the Oregon Building Codes Division or local jurisdictions having authority.
(2) Unheated Areas. Sprinkler systems located in unheated areas or above the insulated ceiling system shall be of a dry type, have automatic heaters that maintain a minimum temperature of 40 degrees Fahrenheit, or have an antifreeze system.

[Publications: Publications referenced are available from the agency.]
Stat. Auth.: ORS 410.070 & 441.055
Stats. Implemented: ORS 441.055 & 441.615
411-087-0470
Waste Processing Systems
Storage and disposal. Space and facilities shall be provided for the sanitary storage and disposal of waste. Incinerator units must be a system approved by the Department of Environmental Quality. Compliance with OAR 333, division 18 is required.

Elevator Systems
All buildings having residents' facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on a floor other than the main entrance floor shall have electric or electro-hydraulic elevators. Installation and testing of elevators shall comply with requirements of the Oregon Building Codes Division Elevator Safety Section:

(1) Number:
(a) Buildings required to have elevators under this rule shall have at least one hospital-type elevator;
(b) Buildings with 60 to 200 beds located on floors other than the main entrance floor or where the major inpatient services are located on a floor other than those containing resident beds shall have at least two elevators;
(c) Buildings with more than 200 beds located on floors other than the main entrance floor shall have at least three elevators.

(2) Cars and Platforms:
(a) Dimensions. Cars of hospital-type elevators shall have inside dimensions that will accommodate a resident bed and attendants and shall be at least five feet (1.52 m) wide by seven feet six inches (2.29 m) deep. The car door shall have a clear opening of not less than three feet eight inches (1.12 m);
(b) Leveling. Elevators shall be equipped with an automatic leveling device on the two-way automatic maintaining type with an accuracy of 1/2 inch (1.3 cm);
(c) Operation. Elevators, except freight elevators, shall be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor. Elevator call buttons, controls, and door safety stops shall be of a type that will not be activated by heat or smoke;
(d) Disabled Access. Elevator controls, alarm buttons, signals and telephones shall be accessible to wheelchair occupants and usable by the blind.

(3) Exceptions. Facilities continuously licensed since January 1, 1992 shall be exempt from this rule unless otherwise provided by OAR 411-087-0010.
CHAPTER 203. APPLICATION OF LIFE SAFETY CODE FOR LONG-TERM CARE NURSING FACILITIES
Sec.
203.2. [Reserved].
203.3. [Reserved].
Source This Chapter 203 adopted August 29, 1975, effective September 1, 1975, 5 Pa.B. 2233, unless otherwise noted.
A facility shall meet the applicable edition of National Fire Protection Association 101 Life Safety Code which is currently adopted by the Department. A facility previously in compliance with prior editions of the Life Safety Code is deemed in compliance with subsequent Life Safety Codes except renovation or new construction shall meet the current edition adopted by the Department.
Authority The provisions of this § 203.1 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).
§ 203.2. [Reserved].
§ 203.3. [Reserved].
203-1 (258341) No. 299 Oct. 99
[Next page is 205-1.]
CHAPTER 205. PHYSICAL PLANT AND EQUIPMENT STANDARDS FOR LONG-TERM CARE NURSING FACILITIES BUILDINGS AND GROUNDS
Sec.
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MINIMUM PHYSICAL PLANT STANDARDS
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205.36. Bathing facilities.
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205.41. [Reserved].
205.42. [Reserved].
205.43. [Reserved].
205.44. [Reserved].
205.45. [Reserved].
205.46. [Reserved].
205.47. [Reserved].
205.48. [Reserved].
205.49. [Reserved].
205.50. [Reserved].

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205.61. Heating requirements for existing and new construction.
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205.64. Special plumbing and piping systems requirements for new construction.
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205.71. Bed and furnishings.
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205.73. [Reserved].
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SUPPLIES
205.75. Supplies.
205.81. [Reserved].
205.82. [Reserved].
205.83. [Reserved].
205.84. [Reserved].
205.85. [Reserved].
205.86. [Reserved].
205.87. [Reserved].
205.88. [Reserved].
205.89. [Reserved].
205.90. [Reserved].
205.91. [Reserved].

28 HEALTH FACILITIES Pt. IV
Source The provisions of this Chapter 205 adopted August 29, 1975, effective September 1, 1975, 5 Pa.B. 2233, unless otherwise noted.

BUILDINGS AND GROUNDS
§ 205.1. Location or site. A building to be used for and by residents shall be located in areas conducive to the health and safety of the residents.

Authority The provisions of this § 205.1 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.2. Grounds.
(a) Grounds shall be adequate to provide necessary service areas and outdoor areas for residents. A facility with site limitations may provide rooftop or balcony areas if adequate protective enclosures are provided.
(b) Delivery areas, service yards or parking area shall be located so that traffic does not cross areas commonly used by residents.

Authority The provisions of this § 205.2 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.3. [Reserved].

§ 205.4. Building plans.
(a) There may be no new construction of a facility without the Department’s approval of final plans. There may be no alterations or additions to an existing building or conversion of a building or facility made prior to the Department’s approval of final plans.
(b) Plans, including architectural, mechanical and electrical plans, shall include requested changes and shall be submitted to the Department for final approval before construction, alterations or remodeling begins.

(c) The licensee or prospective licensee shall have the opportunity to present and discuss purposes and plans concerning the requested changes indicated on the architectural plans with the Department. If differences occur and cannot be resolved, administrative hearing may be sought under 1 Pa. Code Part II (relating to General Rules of Administrative Practice and Procedure).

(d) Plans shall be resubmitted to the Department for approval if construction or alteration has not been started within 24 months from the date the plans received final approval.

(e) Plans submitted to the Department for approval shall include the following items:

1. Wall sections and details, including stairs, location and fastening of handrails and grab bars.
2. Mechanical and electrical drawings.
3. Schedules of room finishes, door type and size, plumbing fixtures, electrical fixtures and special equipment, such as sterilizers, kitchen equipment and the like.
4. Site plan—1 inch equals 40 feet—indicating new and existing structures, roads, services, walls and north arrow.
5. Floor plans using a minimum of 1/8 inch scale.
6. One-fourth inch scale layout: main kitchen, nurse's station, utility room, physical therapy room, occupational therapy room and the like.
7. One-fourth inch scale layout: typical bedroom, indicating window, door, radiator, air conditioner, electrical outlets, permanent fixtures, furniture placement or other pertinent information; typical bathroom; and a toilet room.
8. Exterior elevation.
9. Wall section, typical.
10. Plans shall be on drawing sheets at least 15 by 24 inches and not exceed 32 by 42 inches in size including the borders.

Authority The provisions of this § 205.4 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.5. [Reserved].


§ 205.6. Function of building.

(a) No part of a building may be used for a purpose which interferes with or jeopardizes the health and safety of residents. Special authorization shall be given by the Department's Division of Nursing Care Facilities if a part of the building is to be used for a purpose other than health care.

(b) The only persons who may reside in the facility shall be residents, employes, the licensee, the administrator or members of the administrator's immediate family.


MINIMUM PHYSICAL PLANT STANDARDS

§ 205.7. Basement or cellar. Basements or cellars may be used for storage, laundry, kitchen, heat, electric and water equipment. Approval from the Department's Division of Nursing Care Facilities
shall be secured before areas may be used for other purposes, such as physical therapy, central supply, occupational therapy and the like.

**Authority** The provisions of this § 205.7 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.8. Ceiling heights. Ceiling heights may be 7 feet 6 inches except in boiler rooms where a minimum of 30 inches shall be provided above the main boiler heater and connecting piping. Adequate headroom for convenient maintenance and other proposed operations shall be maintained below the piping.

**Authority** The provisions of this § 205.8 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.9. Corridors.

(a) Resident corridors shall have a handrail on both sides with a return to the wall at each rail ending. Handrails shall be detailed and finished for safety and shall be free from snagging. Brackets may not impede the continuous progress of hands along the railing.

(b) Corridors shall be lighted adequately during the day and night.

(c) Areas used for corridor traffic may not be considered as areas for dining, storage, diversional or social activities.

**Authority** The provisions of this § 205.9 issued under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.10. Doors.

(a) Doors into bathrooms and toilet rooms used by residents shall be at least 36 inches wide, except for an existing facility where the minimum width of toilet room doors is 32 inches.

(b) A door to a resident room shall swing into the room.

(c) A door to a toilet room which swings into the toilet area shall be equipped with special hardware which permits the door to be opened from the outside, and swing out, in case of emergency.

(d) Resident and visitor toilet stall doors shall swing out. Curtains or equivalent shall be considered as meeting this requirement.

(e) A door to a basement or a cellar may not be located in a resident room.

(f) A door opening to the exterior, which may be opened occasionally for ventilation purposes, with the exception of an approved exit door, shall be effectively covered with screening.

**Authority** The provisions of this § 205.10 issued under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.11. [Reserved].

**Authority** The provisions of this § 205.11 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).
(a) Elevator service shall be provided for residents when a resident use area is located above or below the first floor or grade level entrance in a building constructed or converted for use after January 1975 as a facility providing either skilled or intermediate care. 
(b) The cab platform of an elevator shall measure no less than 5 feet by 7 feet 6 inches. Cab and shaft door may have not less than a 44 inch opening and shall be power operated.

Authority The provisions of this § 205.12 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.13. Floors.
(a) Floors traveled by residents shall be of nonskid material.
(b) Floors in the kitchen, bathroom, toilet rooms, shower rooms, utility rooms, bedpan and hopper rooms shall be of nonskid, nonabsorbent materials and easily cleanable.

Authority The provisions of this § 205.13 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.14. Locks. Doors into rooms used by residents may not be locked from the outside when the resident is in the room.

Authority The provisions of this § 205.14 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.15. [Reserved].


§ 205.16. Stairs. Stairs used by residents shall have no locked gates or free swinging doors obstructing ascent or descent.

Authority The provisions of this § 205.16 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.17. Stairways. There shall be indoor stairs and stairways to a basement if the stairs are to be used by personnel of the facility.

Authority The provisions of this § 205.17 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.18. [Reserved].

(a) Window openings in the exterior walls that are used for ventilation shall be effectively covered by screening.
(b) Rooms with windows opening onto light or air shafts, or onto an exposure where the distance between the building or an obstruction higher than the windowsill is less than 20 feet may not be used for resident bedrooms.

Authority The provisions of this § 205.19 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.20. Resident bedrooms.
(a) A bed for a resident shall be placed only in a bedroom approved by the Department.
(b) The maximum number of residents who may be accommodated in the facility shall be indicated on the license.
(c) The number of resident bedrooms and the number of beds in a room may not exceed the maximum number approved by the Department.
(d) Single bed bedrooms shall provide minimum room area clearance, in addition to the area of closets, vestibule, wardrobes and toilet rooms, of 100 square feet.
(e) Single resident bedrooms in facilities licensed prior to January 1975, shall contain at least 80 square feet of space.
(f) A multibed bedroom shall provide minimum room area clearances, in addition to the area of closets, vestibule, wardrobes and toilet rooms of 80 square feet per bed.
(g) In facilities licensed prior to January 1975, resident multibed bedrooms shall have at least 65 square feet of space per resident.

Authority The provisions of this § 205.20 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.21. Special care room.
(a) Provisions shall be made for isolating a resident as necessary in a single room which is ventilated to the outside as set forth in § 205.66 (relating to special ventilation requirements for new construction). For new construction, there shall be an adjoining private bathroom which contains a toilet, lavatory and either a standard size tub or a shower.
(b) Provisions shall be available to identify this room with appropriate precautionary signs.

Authority The provisions of this § 205.21 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.22. Placement of beds. A bed may not be placed in proximity to radiators, heat vents, air conditioners, direct glare of natural light or drafts unless adequate provisions are made for resident comfort and safety.

**Authority** The provisions of this § 205.22 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.23. Location of bedrooms. A resident bedroom shall have adjoining toilet facilities and shall be located conveniently near bathing facilities, except for those facilities licensed prior to January 1975.

**Authority** The provisions of this § 205.23 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.24. Dining room.

(a) There shall be a minimum dining area of 15 square feet per bed for the first 100 beds and 13 1/2 square feet per bed for beds over 100. This space is required in addition to the space required for lounge and recreation rooms. These areas shall be well lighted and well ventilated.

(b) Tables and space shall be provided to accommodate wheelchairs with trays and other devices.

**Authority** The provisions of this § 205.24 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.25. Kitchen.

(a) There shall be at least one kitchen large enough to meet the needs of the facility.

(b) A service pantry shall be provided for each nursing unit. The pantry shall contain a refrigerator, device for heating food, sink, counter and cabinets. For existing facilities, a service pantry shall be provided for a nursing unit unless the kitchen is sufficiently close for practical needs and has been approved by the Department.

**Authority** The provisions of this § 205.25 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


(a) A laundry room shall be provided in a facility where commercial laundry service is not used for the washing of soiled linens.

(b) The entrance and exit to the laundry room shall be located to prevent the transportation of soiled or clean linens through food preparation, food storage or food serving areas.

(c) The facility shall have a separate room for central storage of soiled linens. The room shall be well ventilated, constructed of materials impervious to odors and moisture and easily cleaned. Soiled linens may not be transported through areas where clean linen is stored.
(d) A facility shall provide a separate room or area for central storage of clean linens and linen carts.
(e) Equipment shall be made available and accessible for residents desiring to do their personal laundry.

**Authority** The provisions of this § 205.26 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.27. Lounge and recreation rooms. There shall be a minimum of 15 square feet of floor space per bed for recreation or lounge rooms provided for the first 100 beds and 13 1/2 square feet for all beds over 100. There shall be recreation or lounge rooms for residents on each floor.

**Authority** The provisions of this § 205.27 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.28. Nurses’ station.

(a) A nurses’ station shall be located in each nursing unit, located as centrally as practical within the nursing unit. A common nurses’ station serving more than a single nursing unit may be permitted when the design of the project and method of operation indicate a satisfactory level of service. The size and facilities of the nurses’ station shall be increased appropriate to the number of beds served and additional staffing required.

(b) The nurses’ station may not be more than 120 feet from the most remote resident room served.

(c) The nurses’ station shall have facilities for:
(1) A nurses’ call system.
(2) Charting and supplies.
(3) Medication storage and preparation, which may be within the clean workroom, if a self-contained cabinet is provided. The medication storage cabinet shall be locked. Mechanical ventilation shall be provided in this workroom. If a medication cart is used, provisions shall be made to lock the cart or to place the cart when not in use in a safe area that can be locked. The cart may not be stored in the corridor.
(4) A double-locked narcotic compartment within the medication area.

**Authority** The provisions of this § 205.28 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.29. [Reserved].

§ 205.31. Storage.
General storage space shall be provided for storage of supplies, furniture, equipment, residents’ possessions and the like. Space provided for this purpose shall be commensurate with the needs of the nursing facility, but may not be less than 10 square feet per bed.

Authority The provisions of this § 205.31 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102[g] of The Administrative Code of 1929 (71 P. S. § 532[g]).


§ 205.32. Janitor closet.
(a) At least one janitor closet shall be provided in a unit. If physical arrangement permits, one janitor’s closet may serve more than one nursing unit or wing.
(b) A separate janitor’s closet is required for the kitchen.

Authority The provisions of this § 205.32 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102[g] of The Administrative Code of 1929 (71 P. S. § 532[g]).


§ 205.33. Utility room.
(a) Provisions shall be made in each nursing unit near the nurses’ station for utility rooms. The area shall have separate soiled and clean workrooms. The rooms may not be more than 120 feet from the most remote room served. If one nursing station services several resident corridors, a soiled utility room shall be on each unit.
(b) Facilities for flushing and rinsing bedpans, such as a spray attachment for the clinical sink or a separate bedpan flusher, shall be provided in the soiled workroom of each nursing unit, unless bedpan flushing devices, together with bedpan lugs on toilets are provided in each resident’s toilet for this purpose.
(c) Hand-washing facilities shall be available in the soiled and clean utility rooms.

Authority The provisions of this § 205.33 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102[g] of The Administrative Code of 1929 (71 P. S. § 532[g]).

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§ 205.34. [Reserved].


§ 205.35. [Reserved].


§ 205.36. Bathing facilities.
(a) The facility shall provide a general bathing area in each nursing unit to serve residents’ bedrooms which do not have adjoining bathrooms with a bathtub or shower.
(b) Bathing fixtures for either the tub or shower shall be provided at a ratio of one fixture per 15 beds or major fraction thereof.
(c) Unless bathing fixtures are located in a separate room, there shall be compartments to permit privacy. Cubicle curtains may provide this privacy.
(d) Each room or compartment shall provide space for the use of bathing fixtures, wheelchairs and dressing. Sufficient space shall be provided for the attendant who may need to assist the resident.
(e) Each bathing room shall include a toilet and lavatory. If more than one tub or shower is in the bathing room, privacy shall be provided at each bathing facility and at the toilet.
(f) Showers designed for wheelchair use may be no less than 4 feet square, shall be without curbs and shall have handrails and curtains.
(g) Water controls for handicapped shower areas shall be located outside the shower stall. Other shower areas may have standard installation of shower controls.
(h) The facility shall have at least one bathtub in each centralized bath area on each floor that is accessible from three sides with a minimum of 3 feet clearance on each side and 4 feet clearance from the foot of the tub to adjacent wall or obstruction.

Authority
The provisions of this § 205.36 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

Source

§ 205.37. Equipment for bathrooms.
(a) Grab bars shall be installed as necessary at each tub and shower for safety and convenience. Grab bars, accessories and anchorage shall have sufficient strength to sustain a weight of 250 pounds for 5 minutes.
(b) The general bathroom or shower room used by residents shall be provided with one emergency signal bell located in close proximity to the tub or shower and which registers at the nursing station. This is in addition to the emergency signal bell located at each toilet unless a single bell can be reached by the resident from both the toilet and tub or shower.
(c) Provisions shall be made available to get residents in and out of bathtubs in a safe way to prevent injury to residents and personnel. The facility shall provide appropriate supervision and assistance to ensure the safety of all residents being bathed.
(d) A dressing area shall be provided immediately adjacent to the shower stall and bathtub. In the dressing area, there shall be provisions for keeping clothes dry while bathing.
(e) The facility shall ensure that water for baths and showers is at a safe and comfortable temperature before the resident is bathed.

Authority
The provisions of this § 205.37 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

Source

§ 205.38. Toilet facilities.
(a) In toilet rooms that adjoin resident bedrooms, there shall be at least one toilet for four residents. This shall be directly accessible from bedrooms without entering the general corridor. In no case may one toilet service more than two bedrooms. The minimum dimension of a resident toilet room containing only a toilet shall be 3 feet by 6 feet.
(b) There may be no less than 3 1/2 feet of space from front of toilet to opposite wall or fixtures.
(c) There shall be at least one toilet on each floor to accommodate residents in wheelchairs.
(d) At least one toilet room shall be provided for toilet training. This room shall be accessible from the nursing corridor and may serve the bathing area. Minimum dimensions for a toilet-training room containing only a toilet shall be 5 feet by 6 feet.
(e) Floors or units with more than eight residents of both sexes shall be provided with separate toilet fixtures in a ratio of 1:4 or major fraction thereof for each sex. In existing facilities, overall toilet fixtures shall be provided in a ratio of 1:8 or major fraction thereof for each bed.

(f) Toilets and lavatories other than resident facilities shall be provided for male and female visitors in facilities.

Authority The provisions of this § 205.38 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.39. Toilet room equipment.

(a) Toilet rooms shall be provided with lavatory, soap or soap dispenser, paper towels, mechanical dryer or other sanitary means of toweling. In toilet rooms adjacent to bedrooms, the lavatory may be omitted if provided in each bedroom.

(b) Toilets used by residents shall be provided with handrails or assist bars on each side capable of sustaining a weight of 250 pounds and an emergency call bell within reaching distance.

Authority The provisions of this § 205.39 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.40. Lavatory facilities.

(a) A floor occupied by residents shall have lavatories in the ratio of 1:4 residents or major fraction thereof. In existing facilities, lavatory fixtures shall be provided in a ratio of 1:8 or major fraction thereof for each bed.

(b) A mirror shall be over each lavatory used by residents.

Authority The provisions of this § 205.40 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.41. [Reserved].


§ 205.42. [Reserved].


§ 205.43. [Reserved].


§ 205.44. [Reserved].

Source The provisions of this § 205.44 adopted August 29, 1975, effective September 1, 1975, 5 Pa.B. 2233; reserved January 31, 1987, effective July 1, 1987, 17 Pa.B. 514. Immediately preceding text appears at serial pages (23242) and (37960).
§ 205.45. [Reserved].

§ 205.46. [Reserved].

§ 205.47. [Reserved].

§ 205.48. [Reserved].

§ 205.49. [Reserved].

§ 205.50. [Reserved].

MECHANICAL AND ELECTRICAL REQUIREMENTS

§ 205.61. Heating requirements for existing and new construction.
(a) The heating system shall comply with local and State codes. If there is a conflict, the more stringent requirements shall apply.
(b) Exposed heating pipes, hot water pipes or radiators in rooms and areas used by residents or within reach of residents, shall be covered or protected to prevent injury or burns to residents. This includes hot water or steam piping above 125°F.

Authority The provisions of this § 205.61 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.62. Special heating requirements for new construction.
(a) Boiler feed pumps, heat circulating pumps, condensate return pumps and fuel oil pumps shall be connected and installed so that the total load can be carried by the remaining pumps with one pump out of service.
(b) To prevent shutting down the entire system when repairs are required, supply and return mains and risers of cooling, heating and process steam systems shall be valved to isolate the various sections of the system. Each piece of equipment shall be valved at the supply and return.

Authority The provisions of this § 205.62 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.63. Plumbing and piping systems required for existing and new construction.
(a) Potable ice may not be manufactured or stored in the soiled utility room.
(b) Water distribution systems shall be designed and arranged to provide potable hot and cold water at hot and cold water outlets at all times. The system pressure shall be sufficient to operate fixture and equipment during maximum demand periods.
(c) Hot water outlets accessible to residents shall be controlled so that the water temperature of the outlets does not exceed 110°F.

Authority The provisions of this § 205.63 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.64. Special plumbing and piping systems requirements for new construction.
(a) Plumbing systems shall be installed to meet the requirements of local plumbing codes and Chapter 14, Medical Care Facility Plumbing Equipment, of the PHCC National Standard Plumbing Code. Sections 14.22 and 14.23 of the PHCC National Standard Plumbing Code are not mandatory, but are recommended. If the codes listed in this subsection conflict, the most stringent requirement shall apply.
(b) Approved backflow preventers or vacuum breakers shall be installed with plumbing fixtures or equipment where the potable water supply outlet may be submerged and which is not protected by a minimum air gap. This includes hose bibs, janitor sinks, bedpan-flushing attachments and other fixtures to which hoses or tubing can be attached.
(c) Each water service main, branch main, riser and branch to a group of fixtures shall be valved. Stop valves shall be provided at each fixture.
(d) Shower bases and tubs shall provide nonskid surfaces for standing residents.

Authority The provisions of this § 205.64 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.65. [Reserved].


§ 205.66. Special ventilation requirements for new construction.
(a) Ventilation for new construction shall conform to the following:

Pressure Minimum Air Minimum
Relationship Changes of Total Air All Air Recirculated
to Adjacent Outdoor Air Changes Directly within
Area Designation Areas Per Hour Per Hour to Outdoors Room Units
Resident Room Equal 2 2 Optional Optional
Resident Area
Corridor
Equal Optional 2 Optional Optional
Physical therapy Negative 2 6 Optional Optional
Occupational therapy Negative 2 6 Optional Optional
Soiled workroom or
soiled holding
Negative 2 10 Yes No
Clean workroom or
clean holding
Positive 2 4 Optional Optional
Toilet room Negative Optional 10 Yes No
Bathroom Negative Optional 10 Yes No
Janitor's closet Negative Optional 10 Yes No
Sterilizer equipment room
Negative Optional 10 Yes No
Linen and trash chute rooms
Negative Optional 10 Yes No
Food preparation center
Equal 2 10 Yes Yes
Warewashing room Negative Optional 10 Yes Yes
Dietary day storage Equal Optional 2 Yes No
Laundry, general Equal 2 10 Yes No
Soiled linen sorting and storage
Negative Optional 10 Yes No
Clean linen storage Positive Optional 2 Yes No
Special Care Room/Isolation
Negative 2 6 Yes No
(b) Central air systems shall be provided with filters having a minimum efficiency of 25% based on
ASHRAE Standard No. 52-68 and certified by an independent testing agency. Central air systems
shall have a manometer installed across each filter bed.
(c) Air supply systems shall be operated mechanically. Air exhaust and return systems shall be
operated mechanically, except for air not required to be exhausted directly outdoors as indicated in
subsection (a). Where subsection (a) requirements for outdoor air is optional, this air may be
supplied directly by transfer ducts or grilles to adjacent spaces without being filtered through a
central system. Air may not be transferred to or from corridors, to or from adjacent spaces, except
as permitted in the applicable edition of the National Fire Protection Association 101 Life Safety
Code which is currently adopted by the Department.
(d) The dietary dry storage and kitchenware washing rooms may use direct air from the kitchen
without being filtered through a central system.
(e) The ventilation rates indicated in subsection (a) are minimum mandatory rates for the area
listed and may not be construed as precluding the use of higher rates. For areas not listed, such as
dining rooms, lounge and recreation rooms, solaria, and the like, mechanical ventilation rates are
optional, but where mechanical ventilation is provided, the supply air shall be obtained from the
outdoors through individual room units or from central systems. The unlisted room areas, if
ventilated, shall contain an equal pressure relationship.
(f) Where mechanical ventilation is not mandatory or provided, the areas may be ventilated by
outside windows that can be easily opened and closed.
(g) Outdoor air intakes may be no less than 25 feet from waste air discharges, such as discharge
from ventilation systems, combustion stacks, plumbing vents, vehicle exhaust and the like. The
bottom of outdoor air intakes serving central systems and kitchens may not be less than 3 feet
above the finished grade or roof level.
(h) Ventilation air openings which are located near floors shall be installed not less than 3 inches
above the finished floor.
(i) Air quantities in cubic feet per minute shall be indicated on the drawings for room supply, return and exhaust ventilation openings.

**Authority** The provisions of this § 205.66 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


**Cross References** This section cited in 28 Pa. Code § 205.21 (relating to special care room).

**§ 205.67. Electric requirements for existing and new construction.**

(a) Artificial lighting shall be restricted to electric lighting.

(b) Spaces occupied by people, machinery and equipment within buildings shall have electric lighting which is operational at all times.

(c) Electric lights satisfactory for residents’ activities shall be available.

(d) Electric lights in rooms used by residents shall be placed or shaded to prevent direct glare to the eyes of residents.

(e) Night lights shall be provided in bedrooms, stairways, corridors, bathrooms and toilet rooms used by residents.

(f) Arrangements to transfer lighting from overhead fixtures to night light fixtures in stairways and corridors shall be designed so that switches can only select between two sets of fixtures and cannot extinguish both sets at the same time.

(g) In addition to night lights, residents’ bedrooms shall have general lighting. The light emitting surfaces of the night light may not be in direct view of a resident in a normal in-bed position.

(h) A reading light shall be provided for each resident.

(i) In each resident room there shall be grounding type receptacles as follows: one duplex receptacle on each side of the head of each bed except for parallel adjacent beds. Only one duplex receptacle is required between beds plus sufficient duplex receptacles to supply portable lights, television and motorized beds, if used, and one duplex receptacle on another wall.

(j) A nurse’s calling station—signal originating device—with cable with push button housing attached or other system approved by the Department shall be provided at each resident bed location so that it is accessible to the resident. Two cables and buttons serving adjacent beds may be served by one station. An emergency calling station within reach of the resident shall be provided at each bathing fixture and toilet unless a single bell can be reached by the resident from both the bathing fixture and the toilet. Cable and push button housing requirement will apply to those facilities constructed after July 1, 1987.

(k) Calls shall register by a signal receiving and indicating device at the nurses’ station, and shall activate a visible signal in the corridor at the resident’s door. In multioridor nursing units, additional visible signal indicators shall be installed at corridor intersections.

**Authority** The provisions of this § 205.67 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


**§ 205.68. Special electrical requirements for new construction.**

(a) Electrical systems and equipment shall comply with the latest edition of the National Electrical Code, NFPA 70. If local or State codes are more stringent, the more stringent requirements apply.

(b) Materials comprising the electrical systems shall be listed as complying with applicable standards of the Underwriters’ Laboratories, Inc., or other similarly established standards.
(c) Minimum lighting levels for long-term care nursing facilities shall conform with the following:

**Area Footcandles**
- Corridors and interior ramps 20
- Stairways other than exits 30
- Exit stairways and landings 5 on floor
- Doorways 10
- Administrative and lobby areas, day 50
- Administrative and lobby areas, night 20
- Chapel or quiet area 30
- Physical therapy 20
- Occupational therapy 30
- Worktable, coarse work 100
- Worktable, fine work 200
- Recreation area 50
- Dining area 30
- Resident care unit (or room) general 10
- Resident care room, reading 30
- Nurses’ station, general, day 50
- Nurses’ station, general, night 20
- Nurses’ desk, for charts and records 70
- Nurses’ medicine cabinet 100
- Utility room, general 20
- Utility room, work counter 50

**Area Footcandles**
- Pharmacy area, general 30
- Pharmacy, compounding and dispensing areas 100
- Janitor’s closet 15
- Toilet and bathing facilities 30
- Barber and beautician areas 50

(d) The applicable standards for lighting levels are those established by the current edition of the Illuminating Engineering Society of North America (IES) Lighting Handbook.

**Authority** The provisions of this § 205.68 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


**FURNISHINGS, EQUIPMENT AND SUPPLIES**

§ 205.71. **Bed and furnishings.** A bed shall be equipped with a firm supporting mattress which is equal to the size of the frame and provides for the comfort and safety of the resident.

**Authority** The provisions of this § 205.71 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.72. **Furniture.** A resident shall be provided with a drawer or cabinet in the resident’s room that can be locked.

**Authority** The provisions of this § 205.72 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).
§ 205.74. **Linen.** The facility shall have available at all times a quantity of linens essential for proper care and comfort of residents.

**Authority** The provisions of this § 205.74 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 205.75. **Supplies.** Adequate supplies shall be available at all times to meet the residents' needs.

**Authority** The provisions of this § 205.75 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).

§ 205.87. [Reserved].

§ 205.88. [Reserved].

§ 205.89. [Reserved].

§ 205.90. [Reserved].

§ 205.91. [Reserved].

CHAPTER 207. HOUSEKEEPING AND MAINTENANCE STANDARDS FOR LONG-TERM CARE NURSING FACILITIES HOUSEKEEPING AND MAINTENANCE

207.1. [Reserved].
207.2. Administrator's responsibility.
207.3. [Reserved].
207.4. Ice containers and storage.
207.5. [Reserved].

Source The provisions of this Chapter 207 adopted August 29, 1975, effective September 1, 1975, 5 Pa.B. 2233, unless otherwise noted.

HOUSEKEEPING AND MAINTENANCE

§ 207.1. [Reserved].

§ 207.2. Administrator's responsibility.
(a) The administrator shall be responsible for satisfactory housekeeping and maintenance of the buildings and grounds.
(b) Nursing personnel may not be assigned housekeeping duties that are normally assigned to housekeeping personnel.

Authority The provisions of this § 207.2 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 207.3. [Reserved].

§ 207.4. Ice containers and storage.
Ice storage containers shall be kept clean, and ice shall be handled in a sanitary manner to prevent contamination.

**Authority**
The provisions of this § 207.4 amended under section 803 of the Health Care Facilities Act (35 P. S. § 448.803); and section 2102(g) of The Administrative Code of 1929 (71 P. S. § 532(g)).


§ 207.5. [Reserved].


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PART IV Environmental and Maintenance Services

Section 35.0 Housekeeping
35.1 A full-time employee of the facility shall be designated responsible for housekeeping services, supervision and training of housekeeping personnel.
35.2 Sufficient housekeeping and maintenance personnel shall be employed to maintain a comfortable, safe, clean, sanitary and orderly environment in the facility.
   a) Housekeeping personnel may assist in food distribution but not food preparation. Careful hand washing should be done prior to assisting in food distribution.
35.3 Written housekeeping policies and procedures shall be established in accordance with section 22.1 herein on Infection Control, for the operation of housekeeping services throughout the facility. Copies shall be available for all housekeeping personnel.
35.4 All parts of the home and its premises shall be kept clean, neat and free of litter and rubbish and offensive odors.
35.5 Equipment and supplies shall be provided for cleaning of all surfaces. Such equipment shall be maintained in a safe, sanitary condition and shall be properly stored.
35.6 Hazardous cleaning solutions, compounds, and substances shall be labeled, stored in a safe place, and kept in an enclosed section separate from other cleaning materials.
35.7 Cleaning shall be performed in a manner which will minimize the development and spread of pathogenic organisms in the home environment.
35.8 Exhaust ducts from kitchens and other cooking areas shall be equipped with proper filters and cleaned at regular intervals. The ducts shall be cleaned as often as necessary and inspected by the facility no less than twice a year.
35.9 Facilities contracting with outside resources for housekeeping services shall require conformity with existing regulations.
35.10 Each facility shall be maintained free from insects and rodents through the operation of a pest control program.

Section 36.0 Laundry Services
36.1 Each facility shall make provisions for the cleaning of all linens and other washable goods.
36.2 Facilities providing laundry service shall have adequate space and equipment for the safe and effective operation of laundry service and, in unsewered areas, shall obtain approval of the sewage system by the licensing agency to ensure its adequacy.
36.3 Written policies and procedures for the operation of the laundry service including special procedures for the handling and processing of contaminated linens, shall be established in accordance with section 22.0 herein on Infection Control.

36.4 There shall be distinct areas for the separate storage and handling of clean and soiled linens. a) The soiled linen area and the washing area shall be negatively pressurized or otherwise protected to prevent introduction of airborne contaminants. b) The clean linen area and the drying area shall be physically divorced from the soiled linen area and the washing area.

36.5 All soiled linen shall be placed in closed containers prior to transportation.

36.6 To safeguard clean linens from cross-contamination they shall be transported in containers used exclusively for clean linens which shall be kept covered at all times while in transit and stored in areas designated exclusively for this purpose.

36.7 A quantity of linen equivalent to three times the number of beds including the set of linen which is actually in use shall be available and in good repair at all times.

36.8 Facilities contracting for services with an outside resource in accordance with section 18.3 herein shall require conformity with these regulations.

Section 37.0 Disaster Preparedness

37.1 Each facility shall develop and maintain a written disaster preparedness plan that shall include plans and procedures to be followed in case of fire or other emergencies. The plan shall include provisions for evacuation of the facility in the event of a natural disaster. The plan and procedures shall be developed with the assistance of qualified safety, emergency management, and/or other appropriate experts and shall be coordinated with the local emergency management agency.

37.2 The plan shall include procedures to be followed pertaining to no less than the following: a) fire, explosion, severe weather, loss of power and/or water, flooding, failure of internal systems and/or equipment, and other calamities; b) transfer of casualties; c) transfer of records; d) location and use of alarm systems, signals and fire fighting equipment; e) containment of fire; f) notification of appropriate persons; g) relocations of residents and evacuation routes; h) feeding of residents; i) handling of drugs and biologicals; j) missing residents; k) back-up or contingency plans to address possible internal systems (e.g., food, power, water, sewage disposal) and/or equipment failures; and l) any other essentials as required by the local emergency management agency.

37.3 A copy of the plan shall be available at every nursing unit.

37.4 Emergency steps of action shall be clearly outlined and posted in conspicuous locations throughout the facility.

37.5 Simulated drills testing the effectiveness of the plan shall be conducted for all shifts at least quarterly. Written reports and evaluation of all drills shall be maintained by the facility.

37.6 All personnel shall receive training in disaster preparedness as part of their employment orientation.

37.7 The administrator of the facility shall notify the licensing agency (Office of Facilities Regulation) immediately by telephone of any unscheduled implementation of any part of the facility's disaster preparedness plan and shall provide a follow-up report in writing within three (3) business days using the form supplied in Appendix “E” herein.

37.8 Each nursing facility shall agree to enter into a memorandum of agreement with the licensing agency and the local municipality in which the nursing facility is geographically located to
participate in a statewide distribution plan for medications and/or vaccines in the event of a public health emergency or disease outbreak.

PART V Physical Plant

Section 38.0 New Construction, Addition or Modification

38.1 All new construction, alterations, extensions or modifications of an existing facility, as defined in rules and regulations pursuant to reference 5, shall be subject to the following provisions:

Reference 5 (Certificate of Need)
Reference 6 (Department of Health)
Reference 10 (Food Code)
Reference 15 (AIA Construction Guidelines)
Reference 16 (State Fire Code)
Reference 18 (Sewage regulations)
Reference 19 (ANSI Code)
Reference 23 (State Building Code)
Reference 28 (Americans with Disabilities Act)

In addition, any other applicable state and local laws, codes and regulations shall apply. Where there is a difference between codes, the code having the higher standard shall apply.

38.2 All plans for new construction or the renovation, alteration, extension, modification or conversion of an existing facility that may affect compliance with sections 41.0, 43.0, 44.0, 45.0, 46.0, and 52.0 herein, and reference 15, shall be reviewed by a Rhode Island licensed architect. Said architect shall certify that the plans conform to the construction requirements of sections 41.0, 43.0, 44.0, 45.0, 46.0, and 52.0 herein, and reference 15, prior to construction. The facility shall maintain a copy of the plans reviewed and the architect’s signed certification, for review by the Department of Health upon request.

38.2.1 In the event of non-conformance for which the facility seeks a variance, the general procedures outlined in section 54.0 shall be followed. Variance requests shall include a written description of the entire project, details of the non-conformance for which the variance is sought and alternate provisions made, as well as detailing the basis upon which the request is made. The Department may request additional information while evaluating variance requests.

38.2.2 If variances are granted, a licensed architect shall certify that the plans conform to all construction requirements of sections 41.0, 43.0, 44.0, 45.0, 46.0, and 52.0 herein, and reference 15, except those for which variances were granted, prior to construction. The facility shall maintain a copy of the plans reviewed, the variance(s) granted and the architect’s signed certification, for review by the Department upon request.

38.3 Upon completion of construction, the facility shall provide written notification to the Department describing the project, and a copy of the architect’s certification. The facility shall obtain authorization from the Department prior to occupying/re-occupying the area. At the discretion of the Department, an on-site visit may be required

Section 39.0 General Provisions - Physical Environment

39.1 Each facility shall be constructed, equipped and maintained to protect the health and safety of residents, personnel and the public. All equipment and furnishings shall be maintained in good condition, properly functioning and replaced when necessary.

39.2 All steps, stairs and corridors shall be suitably lighted, both day and night. Stairs used by residents shall have banisters, handrails or other types of support. All stair treads shall be well maintained to prevent hazards.

39.3 All rooms utilized by residents shall have proper ventilation and shall have outside openings with satisfactory screens. Shades or Venetian blinds and draperies shall be provided for each window.

39.4 Grounds surrounding the facility shall be accessible to and usable by residents and shall be maintained in an orderly and well-kept manner.
Section 40.0 Fire and Safety
40.1 Each facility shall meet the provisions of reference 16.
40.2 Each facility shall establish a monitoring program for the internal enforcement of all applicable fire and safety laws and regulations. Such a program shall include written procedures for the implementation of said rules and regulations and logs shall be maintained.

Section 41.0 Emergency Power
41.1 The facility shall provide an emergency source of electrical power necessary to protect the health and safety of residents in the event the normal electrical supply is interrupted.
   a) Such emergency power system shall supply power adequate at least for: (1) lighting all means of egress; (2) equipment to maintain detection, alarm and extinguishing systems; and (3) life support systems, where applicable.
   b) Where life support systems are used, emergency electrical service shall be provided by an emergency generator located on the premises.

Section 42.0 Facility Requirements for the Physically Handicapped
42.1 Each facility shall be accessible to, and functional for, residents, personnel and the public. All necessary accommodations shall be made to meet the needs of persons with mobility disabilities, or sight, hearing and coordination or perception disabilities in accordance with reference 19.
42.2 Blind, non-ambulatory, physically handicapped or residents with mobility disabilities which limit self-preservation capability shall not be housed above the street level floor unless the facility is equipped with an elevator and meets other requirements of reference 19. Further, the facility must meet one of the following as defined in the N.F.P.A. Standards No. 220:
   a) is of fire resistive construction, one (1) hour protected non-combustible construction; or
   b) is fully sprinklered one (1) hour protected ordinary construction; or
   c) is fully sprinklered one (1) hour protected wood frame construction.

Section 43.0 Residential Area
43.1 Each residential area, as defined in section 1.35 herein, shall have at least the following:
   a) a nurses’ station with adjacent hand washing facility;
   b) storage and preparation area(s) for drugs and biologicals;
   c) storage rooms for walkers, wheelchairs and other equipment;
   d) appropriate clean and soiled utility space; and
   e) a telephone with outside line.
43.2 In addition, each residential area shall be equipped with a communication system which, as a minimum, shall be:
   a) electrically activated;
   b) operated from the bedside of each occupant and from all areas used by occupants, including multipurpose rooms, toilet and bathing facilities; and
   c) capable of alerting the responsible person or persons on duty 24 hours a day, wherever their station may be.

Section 44.0 Resident Rooms and Toilet Facilities
44.1 Resident rooms shall be designed with a personalized, homelike environment, and equipped for adequate nursing care, comfort and privacy of residents with no more than two (2) beds per room. At least five percent (5%) of the total beds (per unit or per facility) shall be located in single-bed rooms, each with a private bathing facility and toilet.
   a) Single bedrooms shall be no less than 100 square feet in area and no less than eight feet wide exclusive of toilet rooms, closets, lockers, wardrobes, alcoves or vestibules. In new construction, single bedrooms shall be no less than 120 square feet in area.
   b) Multi-bedrooms shall be no less than 160 square feet in area and no less than ten feet wide, exclusive of toilet rooms, closets, lockers, wardrobes, alcoves or vestibules. In new construction, multi-bedrooms shall be no less than 200 square feet in area.
44.2 Each room shall have a window which can be easily opened. The window sill shall not be higher than 3'0" above the floor and shall be above grade level.
44.3 The size of each window shall be no less than 2'6" wide by 4'5" high, double hung or an approved equivalent.
44.4 Each room shall have direct access to a corridor and outside exposure with the window at or above grade level.
44.5 Lavatories and bathing areas to be used by the handicapped shall be equipped with grab-bars for the safety of the residents and shall meet the requirements of reference 15.
44.6 All facilities constructed after the 20th of March 1977 shall have as a minimum, connecting toilet rooms between residents' rooms in accordance with the requirements of section 38.0 herein.
In all facilities constructed after 1 August 2001, patient toilet rooms shall be equipped with facilities for cleaning bedpans.
a) However, in facilities constructed prior to 20 March 1977, there shall be no less than one toilet per eight beds or fraction thereof on each floor where resident rooms are located.
44.7 Separate lavatory and toilet facilities shall be provided for employees and the general public commensurate with the needs of the facility.
44.8 A minimum of one (1) bathtub or shower shall be provided for every twelve (12) residents, not otherwise served by bathing facilities in resident rooms. At least one bathtub shall be provided in each residential area.
44.9 Each bathtub or shower shall be in an individual room or enclosure which provides space for the private use of the bathing fixture, for drying and dressing and for a wheelchair and an attendant.
44.10 Complete privacy shall be provided to each resident in semi-private rooms by the use of overhead type fire resistive screens and/or cubicle fire resistive curtains suspended by inset overhead tracks in accordance with reference 16.
a) When overhead type screens and/or cubicle curtains are not provided, each semi-private room shall be equipped with a fire resistive portable screen.
44.11 Each resident must be provided with a bed of proper size and height for the convenience of the resident, with a clean, comfortable mattress, bedside stand, comfortable chair, dresser and individual closet space for clothing with clothes racks and shelves accessible to residents in each room, and a reading lamp equipped with bulb of adequate candlepower.
a) Bedding including bedspread, shall be seasonally appropriate.
44.12 In all situations where physical configuration is not comfortable to adequate nursing care, comfort or privacy in the application of the above standards, the licensing agency shall be the ultimate authority in determining standards to be applied.
Section 45.0 Special Care Unit
45.1 A resident room shall be designated for isolation purposes. Such room shall be properly identified with precautionary signs, shall have outside ventilation, private toilet and hand washing facilities, and shall conform to other requirements established for the control of infection in accordance with section 22.0 herein.
Section 46.0 Dining & Resident Activities Rooms
46.1 The facility shall provide one or more clean, orderly, appropriately furnished and easily accessible room(s) of adequate size designed for resident dining and resident activities.
a) These areas shall be appropriately lighted and ventilated with non-smoking areas identified.
b) If a multipurpose room is used, there must be sufficient space to accommodate dining and resident activities and prevent interference with each other.
c) The total area set aside for these purposes shall be not less than 30 square feet per bed for the first 100 beds and 27 square feet per bed for all beds in excess of 100.
d) Storage shall be provided for recreational equipment and supplies.
Section 47.0 **Plumbing**
47.1 All plumbing shall be installed in such a manner as to prevent back siphonage or cross connections between potable and non-potable water supplies in accordance with reference 23.
47.2 Fixtures from which grease is discharged may be served by a line in which a grease trap is installed in accordance with standards of reference 23. The grease trap shall be cleaned sufficiently often to sustain efficient operation.

Section 48.0 **Waste Disposal**
48.1 **Medical Waste:**
Medical waste as defined in the Rules and Regulations Governing the Generation, Transportation, Storage, Treatment, Management & Disposal of Regulated Medical Waste in Rhode Island (DEM-DAHMW-01-92), Rhode Island Department of Environmental Management (June 1994), shall be managed in accordance with the provisions of the aforementioned regulations.
48.2 **Other Waste:** Wastes which are not classified as infectious waste, hazardous wastes or which are not otherwise regulated by law or rule may be disposed in dumpsters or load packers provided the following precautions are maintained:
   a) Dumpsters shall be tightly covered, leak proof, inaccessible to rodents and animals, and placed on concrete slabs preferably graded to a drain. Water supply shall be available within easy accessibility for washing down of the area. In addition, the pick-up schedule shall be maintained with more frequent pick-ups when required. The dumping site of waste materials must be in sanitary landfills approved by the Department of Environmental Management.
   b) Load packers must conform to the same restrictions required for dumpsters and in addition, load packers shall be:
      i. high enough off the ground to facilitate the cleaning of the underneath areas of the stationary equipment; and
      ii. the loading section shall be constructed and maintained to prevent rubbish from blowing from said area site.
   c) **Recyclable waste:** Containers for recyclable waste, including paper and cardboard, shall be tightly covered, leak proof, inaccessible to rodents and animals, and placed on concrete slabs preferably graded to a drain. In addition, the pick-up schedule shall be maintained with more frequent pick-ups when required.

Section 49.0 **Water Supply**
49.1 Water shall be distributed to conveniently located taps and fixtures throughout the building and shall be adequate in volume and pressure for all purposes including fire fighting.
   a) In resident areas, hot water temperatures shall not be less than 100 degrees Fahrenheit nor exceed 110 degrees Fahrenheit (plus or minus two degrees). Thermometers (accuracy of which can be plus or minus two degrees) shall be provided in each residential area to check water temperature periodically on that unit and at each site where residents are immersed or showered.
   b) Thermostatic or pressure balanced mixing valves are required at each site or fixture used for immersion or showering of residents. Thermometers and tactical (skin sense) method shall be used to verify the appropriateness of the water temperature prior to each use.
   c) After 1 July 1991, in addition to temperature regulating devices controlling the generation of domestic hot water, hot water supply(ies) to resident care areas shall be regulated by anti-scalding, water tempering or mixing valves (approved by the director or his/her designee) in order to maintain the temperature standards of 47.1 a).

Section 50.0 **Waste Disposal Systems**
50.1 Any new facility shall be connected to a public sanitary sewer if available, or otherwise shall be subject to the requirements of reference 18.

Section 51.0 **Maintenance**
51.1 All essential mechanical, electrical and resident care equipment shall be maintained in safe operating condition and logs or records shall be maintained of periodic inspections.
Section 52.0 Other Provisions
52.1 Facilities shall make provisions to ensure that the following are maintained:
a) adequate and comfortable lighting levels in all areas in accordance with Appendix D;
b) limitation of sounds at comfort levels;
c) comfortable temperature levels for the residents in all parts of resident occupied areas with a
centralized heating system to maintain a minimum of 70°F degrees Fahrenheit during the coldest
periods;
d) adequate ventilation through windows or by mechanical means; and
e) corridors equipped with firmly secured handrails on each side.
f) Heat relief: Pursuant to section 23-17.5-27 of the Rhode Island General Laws, as amended, any
nursing home facility which does not provide air conditioning in every patient room shall provide
an air conditioned room or rooms in a residential section(s) of the facility to provide relief to
patients when the outdoor temperature exceeds eighty (80) degrees Fahrenheit.

SOUTH CAROLINA

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.

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 relicensure 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 relicensing.

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.

SECTION 2100 - GENERAL CONSTRUCTION REQUIREMENTS

2101. General (II)
Construction and installation of the following components shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:
A. Height and Area Limitations.
B. Fire-Resistive Rating.
C. Vertical Openings.
D. Wall and Partition Openings.
E. Ceiling Openings.
F. Firewalls.
G. Floor Finishes.
H. Wall Finishes.
I. Guardrails.
J. Ceilings.
K. Drainage Systems.
1. Drainage piping shall not be installed within the ceiling nor installed in an exposed location in food preparation, food serving, or food storage areas, and above electrical equipment, and other critical areas.

2. Special precautions shall be made to protect these areas from possible leakage or condensation from necessary overhead piping systems.

L. Elevators.
M. Corridors.
N. Ramps.
O. Landings.
P. Windows and Mirrors.
Q. Exits.
R. Building Systems, i.e., Plumbing (Water Systems), Mechanical (Heating, Ventilation, and Air Conditioning), Electrical.

SECTION 2200 - HAZARDOUS ELEMENTS OF CONSTRUCTION

2201. Hazardous Elements (II) Construction and installation of the following components shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

A. Furnaces and Boilers.
B. Dampers.
C. Incinerators.

1. Incinerators when used shall conform to the requirements of R.61-79.
2. Incinerators located within the facility shall be separated from the rest of the building by walls, partitions, floor and ceiling construction having a fire resistant rating of not less than two (2) hours.
3. Combustion air shall be discharged to the outside and ventilation air shall be taken from the outside.

SECTION 2300 - FIRE PROTECTION EQUIPMENT AND SYSTEMS

2301. Fire Protection (II) Construction and installation of the following equipment and systems shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

1. Firefighting Equipment.
   a. Extinguishers shall be sized, located, installed, and maintained in accordance with NFPA No. 10 except that portable fire extinguishers intended for use in resident sleeping areas and in the corridors of resident areas shall be the two-and-a-half (2 1/2) gallon stored-pressure type water extinguisher. As an exception, where the facility identifies a need to protect fire extinguishers from resident tampering, the fire extinguisher may be located in a locked cabinet provided that all facility staff will have in their possession a clearly identifiable key that will operate all locked extinguisher cabinets in the facility. (I)
   b. The kitchen shall be equipped with a minimum of one (1) K-type and one (1) 20-BC-type fire extinguisher. (I)
   c. Each staff work area shall be equipped with a minimum of one (1) 2A:10BC-type fire extinguisher. (I)
   d. To assure fire extinguishers remain functional, each shall be checked at least monthly by the facility.
3. Fire Alarms.
   a. The alarm system shall cause the central re-circulating ventilation fans that serve the area(s) of alarm origination to cease operation and to shut the associated smoke dampers.
   b. Fire alarm pull-stations shall be at or near each staff work area and in other areas of the facility in accordance with NFPA 72.
c. The fire alarm system shall have the main alarm panel installed at a location that is constantly attended by staff. An audible and visual trouble indicator shall be located where it can be observed by staff members.

4. Smoke Detectors.
   a. Smoke detectors shall be installed in all exit access corridors thirty (30) feet on center, no farther than fifteen (15) feet from any wall, and within five (5) feet of a smoke partition opening in accordance with NFPA 72 and the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. As an exception, where each resident room is protected by a smoke detector(s) and detectors are provided on both sides of the rated smoke and fire partitions, such corridor system will not be required on the resident room floors.
   b. Smoke detectors in resident rooms shall have a clearly visible indicator light in the corridor outside the door of the room to indicate when that smoke detector is activated. As an exception, when the fire alarm system is fully addressable, *i.e.*, each detector is identifiable and locatable by its signal, and there are sufficient annunciator panel(s) such that travel distance in any hall to an annunciator panel does not exceed fifty (50) feet, and the annunciator panel will indicate the activated smoke detector by location, the light over the door in the hall is not required.
   c. All smoke detectors shall be electrically interconnected to the fire alarm system as well as to the hold-open devices on smoke doors and fire doors within a fire zone.
   d. Smoke and/or heat detection systems shall be installed within, but not limited to, the following spaces: assembly spaces, utility rooms, storage rooms, janitor closets, laundry rooms, kitchens, mechanical and electrical rooms.

5. Flammable Liquids. (I)
   a. The storage and handling of flammable liquids shall be in accordance with NFPA 30 and 99.
   b. Flammable liquids such as gasoline, oil, paints, solvents, shall be stored in an outside building or in a one-hour fire separated room opening to the outside. Mechanical or gravity ventilation for the room shall be taken from, and exhausted to, the outside.

   a. Gases, *i.e.*, flammable and nonflammable, shall be handled and stored in accordance with the provisions of NFPA 99 and 101.
   b. Installation, maintenance, and testing of piped gas systems shall meet the provisions of NFPA 99.
   c. Safety precautions shall be taken against fire and other hazards when oxygen is dispensed, administered, or stored. All cylinders shall be appropriately secured. As an exception, in “Smoke-Free” facilities where smoking is prohibited, and where the facility nonsmoking policy is strictly enforced, and where “Smoke-Free” signs are strategically placed at all major entrances, secondary “No Smoking” signs shall not be required in and in the vicinity of resident rooms where oxygen is being administered. “No Smoking” signs shall be required in and in the vicinity of resident rooms and all other areas of the facility where oxygen is being stored. *(I)*
   d. If used, clinical vacuum system installations shall be in accordance with the requirements of Compressed Gas Association publication regarding clinical vacuum systems.

7. Furnishings and Equipment.
   a. The physical plant shall be maintained free of fire hazards or impediments to fire prevention.
   b. No unvented fuel heaters shall be permitted in the facility. Portable electric heaters may be used for emergencies in accordance with South Carolina State Fire Marshal rules and regulations.
   c. Fireplaces and fossil-fuel stoves, *e.g.*, wood-burning, shall have partitions or screens or other means to prevent burns. Fireplaces shall be vented to the outside. “Unvented” type gas logs are prohibited. Gas fireplaces shall have a remote gas shutoff within the room and not inside the fireplace.
   d. Cubicle curtains, window dressings, portable partitions, wastebaskets, mattresses, and pillows shall be noncombustible, inherently flame-resistant, or treated or maintained flame-resistant in accordance with NFPA 701, Standard Methods of Fire Tests for Flame-Resistant Textiles and Films. As an exception, window blinds require no flame treatments.
e. The facility shall comply with all current state laws and regulations concerning smoking in the facility, i.e., S.C. Code Ann. Section 44-95-20 et seq. (1976, as amended).

B. Fire detection, alarm and extinguishing systems shall be inspected, tested, and maintained in accordance with the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. (I)

SECTION 2400 - EXITS

2401. Number and Location of Exits (II)
A. Halls, corridors and all other means of egress from the building shall be maintained clear and free of obstructions.
B. Each resident room shall open directly to an approved exit access corridor without passage through another occupied space or shall have an approved exit directly to the outside at grade level and accessible to a public space free of encumbrances. As an exception, two (2) resident rooms that share a common adjoining “sitting” area may share one (1) opening onto the exit access corridor or have an approved exit directly to the outside at grade level and accessible to a public space free of encumbrances. (I)

SECTION 2500 - WATER SUPPLY/HYGIENE

2501. Design and Construction (II)
A. A water distribution system, provided by a public or private source, shall be approved by the Department’s Bureau of Water prior to facility construction and/or beginning operation.
B. The facility’s water system shall be in compliance with R.61-58 and other State, Federal, and local laws and regulations.
C. Prior to construction, expansion, or modification of a water distribution system, application shall be made to the Department’s Bureau of Water for a Permit for Construction. The application shall include such engineering, chemical, physical, or bacteriological data as may be required by the Department and shall be accompanied by engineering plans, drawings, and specifications prepared by an engineer registered in South Carolina and shall include his or her signature and official seal.
D. Construction and installation of stop valves and cross-connections shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.

2502. Disinfection of Water Lines (I)
A. After construction, expansion, or modification, a water distribution system shall be disinfected in accordance with R.61-58.
B. Samples shall be taken from the water system and forwarded to a certified laboratory for total coliform analysis in accordance with R.61-58. The water shall not be used as a potable supply until certified as satisfactory.
C. When a water supply as approved by the Department in accordance with R.61-58 is not available, a water supply shall be provided that meets the requirements of the Department. Prior to construction of such a water supply, the engineer shall obtain a permit to construct from the Department. Before placing the water supply into service, a final approval shall be obtained from the Department.

2503. Temperature Control (II)
A. Plumbing fixtures that require hot water and that are accessible to residents shall be supplied with water that is thermostatically controlled to a temperature of at least one-hundred (100) degrees Fahrenheit and not to exceed one-hundred and twenty (120) degrees Fahrenheit at the fixture. (I)
B. The water heater or combination of heaters shall be sized to provide at least six (6) gallons per hour per licensed bed at the temperature range indicated in Section 2503.A.
C. The temperature of hot water supplied to kitchen equipment, utensil sinks, dish machines, and sanitizers shall be maintained in accordance with requirements outlined in R.61-25. As an exception, hot water supplied to the kitchen equipment, utensil sinks, dish machines, and sanitizers
may be supplied at no less than one-hundred and twenty (120) degrees Fahrenheit provided all kitchen equipment and utensils are chemically sanitized.

D. Hot water provided for washing linen and clothing shall not be less than one hundred and sixty (160) degrees Fahrenheit. Should chlorine additives or other chemicals that contribute to the margin of safety in disinfecting linen and clothing be a part of the washing cycle, the minimum hot water temperature shall not be less than one hundred and ten (110) degrees Fahrenheit, provided hot air drying is used.

E. Hot water distribution systems shall be of the recirculating type to assure hot water at each hot water outlet at all times.

2504. Design and Construction of Wastewater Systems (II)
A. A wastewater system, provided by a public or private source, shall be approved by the Department’s Bureau of Water prior to facility construction and/or beginning operation.

B. The wastewater system for commercial kitchens shall be in accordance with R.61-25.

SECTION 2600 - ELECTRICAL

2601. General
A. Construction and installation of the following electrical systems shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent:

1. Panelboards. The panelboard directory shall be labeled to conform to the actual room numbers or designations. (II)

2. Lighting.
   a. Artificial light shall be provided to include sufficient lighting for reading, observation, and activities. There shall be a minimum of thirty-five (35) foot-candles in areas used for reading, study, or close work. Lighting in work areas and medication preparation areas shall not be less than thirty (30) foot-candles. (II)

   b. Resident rooms shall have lighting that provides a minimum of twenty (20) foot-candles in all parts of the room and shall have at least one (1) light fixture for night lighting. The switches to the main and night lighting shall be located at the strike side of the entrance door in each resident room and shall be of the quiet operating type. (II)

   c. All food preparation areas, equipment and utensil washing areas, handwashing areas, toilet areas for kitchen staff and volunteers, walk-in refrigeration units, dry food storage areas, and dining areas during cleaning operation shall be lighted in accordance with R.61-25.

3. Receptacles.

4. Ground Fault Protection. (I)

5. Exit Signs. (I)

B. All electrical wiring, installations and equipment shall be maintained in a safe, operable condition in accordance with NFPA 70 and 99 and shall be inspected at least annually by a licensed electrician, registered engineer, or certified building official. (II)

C. The use of electrical extension cords is prohibited, except as noted below. (II)

1. Extension cords may be used for small personal appliances, such as floor lamps, table lamps, radios.

2. Extension cords shall be connected to only one (1) device to prevent overloading of the circuit.

3. Extension cords shall be properly secured and not be placed overhead, under carpets or rugs, or anywhere that the cord can cause trips, falls, or overheat.

4. Power strips may be used for data processing equipment, e.g., computer, monitor, printer. Power strips shall not be used with medical devices in resident care areas or as a substitute for adequate electrical outlets.
2602. Emergency Electrical Service (II)
A. Construction and installation of emergency electrical service shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.
B. An emergency generator shall be provided to deliver emergency electrical service during interruption of the normal electrical service.
C. Emergency electrical service shall be provided to the distribution system as follows:
1. Exit lights and exit directional signs;
2. Exit access corridor lighting;
3. Lighting of means of egress and staff work areas;
4. Fire detection and alarm systems;
5. In resident care areas (duplex receptacles in corridors or in resident rooms);
6. Signal system;
7. Equipment necessary for maintaining telephone service;
8. Elevator service that will reach every resident floor when rooms are located on other than the ground floor;
9. Fire pump;
10. Equipment for heating resident rooms;
11. Public restrooms;
12. Essential mechanical equipment rooms;
13. Battery-operated lighting and a receptacle in the vicinity of the emergency generator;
14. Alarm systems, water flow alarm devices, and alarms required for medical gas systems;
15. Resident records when solely electronically based.
D. Receptacles and switches connected to emergency power shall be distinctively marked.
E. Emergency generators shall be operated weekly for at least thirty (30) minutes and shall be operated at least monthly under load for at least thirty (30) minutes. Within one (1) year of the effective date of this regulation, emergency generators shall be tested at least once every thirty-six (36) months for a minimum of four (4) continuous hours.

SECTION 2700 - HEATING, VENTILATION, AND AIR CONDITIONING
2701. General (II)
Prior to licensure of the facility, all mechanical systems shall be tested, balanced and operated to demonstrate that the installation and performance of these systems conform to the requirements of the plans and specifications.

2702. Heating, Ventilation, Air Conditioning (II)
A. Design temperature range for all occupied areas shall be seventy-one degrees (71 degrees Fahrenheit) minimum at winter design conditions, and eighty-one degrees (81 degrees Fahrenheit) maximum at summer design conditions.
B. The HVAC system shall be inspected at least annually by a certified and/or licensed technician.
C. An Airborne Infection Isolation room that meets current ASHRAE standards shall be provided in the manner designated by guidelines established by the Department if the facility’s tuberculosis risk assessment (See Sections 101.BBBB and 1802) identifies such a need.

SECTION 2800 - PHYSICAL PLANT
2801. Facility Accommodations and Floor Area (II)
A. The facility shall provide a decorative, homelike, and comfortable environment that shall include, but not be limited to, pictures, books, magazines, clocks, plants, current calendars, stereos, television, and appropriate holiday or seasonal decorations. Consideration shall be given to the preferences of the residents in determining an appropriate homelike atmosphere in resident rooms and activity and dining areas.
B. There shall be sufficient living arrangements providing for residents’ quiet reading, study, relaxation, entertainment, or recreation, to include living, dining, and recreational areas available for residents’ use.

C. At least thirty (30) square feet per licensed bed shall be provided for resident dining and recreation.

D. All required care and services furnished at the facility shall be provided in a manner that does not require residents to ambulate from one site to another outside the building(s), nor impede residents from ambulating from one site to another due to the presence of physical barriers.

E. Methods for assuring visual and auditory privacy between residents, staff, and visitors shall be provided, as necessary.

2802. Resident Rooms

A. Each resident room shall be equipped with the following as a minimum for each resident:

1. A comfortable single bed equipped with assist rails when required for the safety or mobility of the resident, having a mattress with moisture-proof cover, sheets, blankets, bedspread, pillow, and pillowcases; roll-away type beds, cots, bunkbeds, and folding beds shall not be used. It is permissible to utilize a double bed, a recliner in lieu of a bed, remove a resident bed and place the mattress on a platform or pallet, or utilize a hometype bed, provided the space available in the room is adequate. Such cases of alternative bedding arrangements shall be approved by a physician or other legally authorized healthcare provider. As an exception, in the case of a couple sharing the same room, a double bed is permitted in lieu of two (2) licensed single beds if requested by the couple and approved by a physician or other legally authorized healthcare provider. For all other requirements, this room shall be considered a resident room with two (2) licensed beds; (II)

2. A closet or wardrobe, with at least four (4) square feet of floor space and at least five (5) feet of vertical hanging space, a bureau, and a compartmentalized bedside table or nightstand to adequately accommodate each resident’s personal clothing, belongings, and toilet articles. Built-in storage is permitted. As an exception, in existing facilities, if square footage is limited, residents may share these storage areas; however, specific spaces within these storage areas shall be provided particular to each resident;

3. A comfortable chair;

4. A reading lamp, at least one (1) wastebasket, and an overbed table, as needed;

5. With the exception of furniture (unless otherwise allowed by facility policy), a resident shall have the choice to bring familiar items from home as part of the furnishing to his or her room, e.g., wall pictures, paintings, vases.

B. Each resident room shall be an outside room with an outside window or door. This window or door shall not open onto a common enclosed area, e.g., screened porch. (II)

C. There shall be at least two (2) lockable casters on each bed, located either diagonally or on the same side of the bed.

D. Beds of household height may be used provided hospital type beds that can be elevated and adjusted are provided as necessary to enhance care delivery.

E. Beds shall not be placed in corridors, solaria, or other locations not designated as resident room areas. (II)

F. No resident room shall contain more than three (3) beds. There shall be at least three (3) feet between beds. (II)

G. No resident room shall be located in a basement.

H. Access to a resident room shall not be by way of another resident room, restroom, or kitchen.

I. No resident room shall be located more than one-hundred and fifty (150) feet from the staff work area.

J. Equipment such as bedpans, urinals, and emesis basins, necessary to meet resident needs, shall be provided. (II)
K. Assist rails may be utilized when required for safety or resident mobility. When there are special concerns, e.g., residents with Alzheimer’s disease and/or related dementia, assist rail usage shall be monitored by staff members in accordance with facility policies and procedures. (II)

L. Cubicle curtains with built-in curtain tracks shall be provided in all multiple bed rooms, which will shield each bed from other beds and also shield each bed from view from the corridor when the room door to the corridor is open. (II)

M. Consideration shall be given to resident compatibility in the assignment of rooms for which there is multiple occupancy.

N. At least one (1) private room, if available, shall be provided in each area served by a staff work area for incompatibility, personality conflicts, etc. (II)

2803. Resident Room Floor Area

A. The resident room floor area is a usable or net area and does not include wardrobes (built-in or freestanding), closets, entry door swing area, or the entry alcove to the room. The following is the minimum floor space allowed: (II)

1. Rooms for only one (1) resident: one-hundred (100) square feet; 2. Rooms for more than one (1) resident: eighty (80) square feet per resident.

B. In determining room design, consideration shall be given to the needs of the resident(s) including, but not limited to, accessibility to bed, restroom, closet, and possessions.

2804. Isolation Room (II)

At least one (1) single resident room shall be designated for an infection isolation room, as needed, and shall have:

1. An adjoining room with a toilet and a handwashing sink;
2. A handwashing sink located between the entry door and the nearest bed;
3. An uncarpeted floor.

2805. Baths and Restrooms

A. Separate bathroom accommodations, toilet, and handwashing sink shall be provided in sufficient numbers to serve the needs of staff members.

B. In baths and restrooms, the restroom floor area shall not be less than thirty (30) square feet. If the room contains only a toilet and handwashing sink, the minimum area of the room shall be eighteen (18) square feet. (II)

C. For residents, the minimum number of toilets shall be one (1) toilet for each four (4) licensed beds or fraction thereof.

D. There shall be at least one (1) handwashing sink adjacent to each toilet. (II)

E. There shall be one (1) bathtub or shower for each twelve (12) licensed beds or fraction thereof. (II)

F. All bathtubs, toilets, and showers used by residents shall have approved grab bars securely fastened in a usable fashion on at least one (1) side of the bathtub, toilet, and shower and shall be mounted thirty-three to thirty-six (33-36) inches above the floor. (II)

G. Privacy shall be provided at toilets, urinals, bathtubs, and showers. (II)

H. Toilets shall be provided for meal service staff and shall be located at, or near, the kitchen. The doors of all restrooms located at, or near, the kitchen shall be self-closing. These restrooms shall be located within the same building.

I. Facilities for persons with disabilities shall be provided as per the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent, regardless whether any of the residents are classified as having a disability. (II)

J. All restroom floors shall be covered with an approved nonabsorbent covering. Walls shall be nonabsorbent, washable surfaces to the highest level reached by splash or spray. (II)

K. There shall be a mirror above each restroom handwashing sink. (II)

L. An adequate supply of toilet tissue shall be maintained in each restroom.

M. Easily cleanable waste receptacles shall be provided.
N. Soap, bath towels, and washcloths shall be provided to each resident as needed. Bath linens assigned to specific residents may not be stored in centrally located restrooms. As an exception, bath linens assigned to specific residents for immediate use may be stored in the restroom provided the restroom serves a single occupancy (one (1) resident) room, or is shared by occupants of adjoining rooms, for a maximum of six (6) residents. A method that distinguishes linen assignment and discourages common usage shall be implemented. (II)

2806. Handwashing Sinks
A. Each resident room shall have a handwashing sink unless there is an adjoining toilet with a handwashing sink.
B. Each handwashing sink used for handwashing shall be equipped with valves that can be operated without the use of hands.
C. Separate handwashing fixtures shall be provided in the main kitchen, convenient to serving, food preparation, and dishwashing areas, and shall be so located that the individual in charge may supervise handwashing by meal service staff. (II)
D. Handwashing fixtures shall be provided in other service rooms and adjacent to or in all restrooms. (II)
E. Handwashing fixtures shall include hot and cold or tempered running water, handcleansing antibacterial soap from an approved dispenser, and a sanitary individualized method of drying hands. (II)

2807. Staff Work Area (II)
A. A staff work area shall be provided for each sixty (60) licensed beds or fraction thereof.
B. The staff work area shall contain at least a telephone, bulletin board, a refrigerator and adequate space for maintaining resident records as well as for administrative activities.
C. A restroom used exclusively by staff shall be provided in close proximity to the staff work area.

2808. Medicine Preparation Room (II)
There shall be at, or near, each staff work area a separate space for the storage of supplies and a separate medicine preparation room having a cabinet with one (1) or more locked sections for medications, narcotics and poisons, cabinet space, work space, and handwashing sink. As an exception, in lieu of a medicine preparation room, a medicine work area equipped as described in Section 2808 shall be acceptable under the following conditions:
1. A unit dose system is used in which final medication preparation is not performed at or near the staff work area; and
2. A twenty-four-hour (24-hour) pharmacy is on the premises; and
3. Written procedures are in place that preclude medication preparation.

2809. Signal System (II)
A. A signal system listed and tested by a recognized testing laboratory for use in nursing homes shall be provided for each resident. The system shall consist of:
1. A signal device for each bed, toilet, shower, bathtub, treatment, and examination room used by residents that shall be easily accessible and reachable at all times by the resident;
2. A light over each resident room door visible from the corridor;
3. A control panel receiver at the staff work area showing room or bed number;
4. Indicators in utility rooms, treatment and examination rooms, medicine preparation rooms, nurse lounges, and nourishment stations.
B. Indicators and control panels shall employ an audible and visual signal.

2810. Meal Service Operations
A. Meal service operations shall be separated from living and sleeping quarters by complete, ceiling-high walls, and a minimum one and three-quarter (1 3/4) inch solid wood core, self-closing doors with positive latching hardware. As an exception, doors and partitions are not required if the open kitchen area is protected by an automatic sprinkler system that provides a deluge type "water
curtain,” based on the spacing and design requirements of NFPA 13, around the entire open space and as approved by the Department. 
B. All kitchen areas shall be adequately ventilated to protect from excessive heat, steam, condensation, vapors, smoke, and fumes.

2811. Utility Rooms (II)
A. At least one (1) soiled utility room per staff work area shall be provided that contains a clinical sink, work counter, and waste receptacle. As an exception, the clinical sink shall not be required if each resident toilet is equipped with bedpan cleaning lugs, spray hose and elevated vacuum breaker. 
B. At least one (1) clean utility room per staff work area shall be provided that contains a work counter with handwashing sink and space for the storage and assembly of supplies for nursing procedures.

2812. Doors (II)
A. Doors to resident occupied rooms (sleeping or treatment) shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent, and large enough to accommodate bed movement. 
B. Door widths on exit doors, bath and restroom door openings, and doors that have locks shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. 
C. All resident rooms, restrooms, and rooms where bathing takes place shall have nontransparent doors. 
D. All glass doors, including sliding or patio type doors shall have a contrasting or other indicator that causes the glass to be observable, e.g., a decal located at eye level. 
E. Exit doors required from each floor shall swing in the direction of exit travel. Doors, except those to spaces such as small closets that are not subject to occupancy, shall not swing into corridors in a manner that obstructs corridor traffic flow or reduces the corridor width to less than one-half the required width during the opening process. 
F. Doorways from resident occupied rooms or exit-access passageways to the outside of the facility shall be at least eighty (80) inches in height and forty-four (44) inches in width.

2813. Elevators (II)
A. Buildings having resident accommodations, such as resident rooms, dining rooms, recreation areas, located in an area other than the main floor, shall have at least one (1) elevator that can transport a hospital-type bed. 
B. Elevators shall be inspected and tested upon installation, prior to first use, and annually thereafter by a certified elevator inspector.

2814. Ramps (II)
Ramps shall discharge onto a surface that is firm and negotiable by persons with disabilities in all weather conditions and to a location accessible for loading into a vehicle.

2815. Landings (II)
Exit doorways shall not open immediately upon a flight of stairs. A landing shall be provided that is at least the width of the door and is the same elevation as the finished floor at the exit.

2816. Handrails (II)
Handrails, which are located not less than thirty (30) inches nor more than thirty-six (36) inches above the finished floor shall be provided on both sides of halls and/or corridors. Ends of handrails shall return to the wall.

2817. Screens (II)
Windows, doors and openings intended for ventilation shall be provided with insect screens unless the facility is completely air conditioned and mechanically ventilated.

2818. Window Dressings (II)
In restrooms and resident rooms, window dressings shall provide privacy.
2819. Janitor’s Closet (II)
A lockable janitor’s closet of a minimum of twenty (20) square feet shall be provided for each area served by a staff work area and main food preparation center. Each closet shall be equipped with a mop sink or receptor and space (shelves and brackets) for the storage of supplies and equipment.

2820. Storage Areas
A. Storage buildings on the premises within thirty (30) feet of the facility shall meet the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent. Storage in buildings other than on the facility premises shall be secure and accessible. An appropriate controlled environment shall be provided if necessary for storage of items requiring such an environment.
B. At least ten (10) square feet per licensed bed shall be provided for storage areas. Each area served by a staff work area shall contain separate spaces for the storage of clean linen, soiled linen, wheelchairs, and supplies and equipment.
C. In storage areas provided with a sprinkler system, a minimum vertical distance of eighteen (18) inches shall be maintained between the top of stored items and the sprinkler heads. The tops of storage cabinets and shelves attached to or built into the perimeter walls may be closer than eighteen (18) inches below the sprinkler heads. In nonsprinklered storage areas, there shall be at least twenty-four (24) inches of storage clearance from the ceiling.
D. In mechanical equipment rooms used for storage, the stored items shall be located away from mechanical equipment and shall not be stored in a manner that might create a fire or other hazard.
E. Supplies and equipment shall not be stored directly on the floor. Supplies and equipment susceptible to water damage or contamination shall not be stored under sinks or other areas with a propensity for water leakage.
F. Sufficient space shall be provided in each area served by a staff work area for stretcher and wheelchair parking. Such space shall be out of corridor traffic.

2821. Telephone Service
At least one (1) telephone shall be available and easily accessible on each floor of the facility for use by residents for their private, discretionary use. Telephones shall be portable to accommodate bedridden or ambulatory-impaired residents. Telephones capable of only local calls are acceptable for this purpose, provided other arrangements exist to offer residents discretionary access to a telephone capable of long distance service.

2822. Facility Design and Site Location
A. Facility design and site location shall conform to the requirements of the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.
B. Outdoor areas routinely used by residents where unsafe, unprotected physical hazards exist shall be enclosed by a fence or a natural barrier of a size, shape, and density that effectively impedes access to the hazardous area. Such areas include, but are not limited to, steep grades, cliffs, open pits, high voltage electrical equipment, ponds and swimming pools, and roads exceeding two (2) lanes, excluding turn lanes.
C. Fenced areas that are part of a fire exit from the building shall have a gate that unlocks in case of emergency per Special Locking Arrangements in the applicable sections of the adopted State, Federal, or local codes, ordinances, and regulations, whichever is most stringent.
D. Mechanical or equipment rooms that open to the outside of the facility shall be protected from unauthorized individuals.
E. Swimming pools shall be designed, constructed, and maintained pursuant to R.61-51.
CHAPTER 44:04:02 PHYSICAL ENVIRONMENT

44:04:02:02. Sanitation. The facility must be designed, constructed, maintained, and operated to minimize the sources and transmission of infectious diseases to residents, patients, personnel, visitors, and the community at large. This requirement shall be accomplished by providing the physical resources, personnel, and technical expertise necessary to ensure good public health practices for institutional sanitation.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

44:04:02:03. Cleaning methods and facilities. The facility must have equipment, work areas, and complete written procedures for cleaning, sanitizing, disinfecting, or sterilizing all work areas, equipment, utensils, dressings, medical devices, and solutions used for residents’ or patients’ care. Common use equipment shall be disinfected or sterilized after each use. Hospitals and nursing facilities must have separate clean and soiled utility rooms.


General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:02:07. Handwashing facilities. Handwashing facilities consisting of hot and cold running water dispensed through a mixing faucet controlled with blade handles or other handsfree controls, a towel dispenser with single-service towels or a hand-drying device, and hand cleanser must be located in dietary areas, utility rooms, nurses’ stations, pharmacies, laboratories, nurseries, surgical suites, delivery suites, physical therapy rooms, restorative therapy rooms, examination and treatment rooms, emergency rooms, laundry, and all toilet rooms not directly connected to patient or resident rooms. A handwashing facility must be provided in each patient or resident room or in a bath or toilet room connected directly to the room. If existing faucets and controls are replaced or changed, they must be replaced with mixing faucets controlled with blade handles or other handsfree controls.


General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.


44:04:02:08. Linen. The supply of bed linen and towels shall equal three times the licensed capacity. The supply of bed linen for an assisted living center shall equal two times the licensed capacity. There must be written procedures for the storage and handling of soiled and clean linens. Facilities must contract with commercial laundry services or the laundry service of another licensed health care facility for all common use linens if laundry services are not provided on the premises. Facilities providing laundry services must have adequate space and equipment for the safe and effective operation of the laundry service. Commingled patients’ or residents’ personal clothing, common-use linen, such as towels, washcloths, gowns, bibs, protective briefs, and bedding, and any isolation clothing must be processed by methods that assure disinfection. If hot water is used for disinfection, minimum water temperatures supplied for laundry purposes must be 160 degrees Fahrenheit (71 degrees centigrade). If chlorine bleach is added to the laundry process to provide 100 parts per million or more of free chlorine, the minimum hot water temperatures
supplied for laundry purposes may be reduced to 140 degrees Fahrenheit (60 degrees centigrade). The department may approve an alternative commercial formula if the formula is demonstrated by bacterial pathogen testing to be substantially equivalent as a disinfectant. Any resident's personal clothing that is not commingled may be processed according to manufacturer’s recommendations using water temperatures and detergent in quantity as recommended by the garment or detergent manufacturer. There must be distinct areas for the storage and handling of clean and soiled linens. Those areas used for the storage and handling of soiled linens must be negatively pressurized. Special procedures must be established for the handling and processing of contaminated linens. Soiled linen must be placed in closed containers prior to transportation. To safeguard clean linens from cross contamination, they must be transported in containers used exclusively for clean linens, must be kept covered with dust covers at all times while in transit or in hallways, and must be stored in areas designated exclusively for this purpose. Written requests for any modification of the requirements of this section must be received and approved by the department before any changes are made.


General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13 accordance with SDCL 36-25-15 and 36-25-15.1. Plumbing must be sized, installed, and maintained to carry required quantities of water to required locations throughout the facility. Plumbing may not constitute a source of contamination of food equipment or utensils or create an unsanitary condition or nuisance.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:02:11. Water supply. The facility's water supply must be obtained from a public water system or, in its absence, from a supply approved by the Department of Environment and Natural Resources. Private water supplies must have a water sample bacteriologically tested at least monthly. The volume of water must be sufficient for the needs of the facility, including fire fighting requirements. The hot water system must be capable of supplying the work and patient or resident areas with water at the required temperatures. Maximum hot water temperatures at plumbing fixtures used by patients and residents may not exceed 125 degrees Fahrenheit (52 degrees centigrade). The minimum temperature of hot water for patient and resident use must be at least 100 degrees Fahrenheit (38 degrees centigrade).


General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.


44:04:02:12. Ventilation. Electrically powered exhaust ventilation must be provided in all soiled areas, wet areas, toilet rooms, and storage rooms. Clean storage rooms may also be ventilated by supplying and returning air from the room space.

Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 29 SDR 81, effective December 11, 2002.
General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:02:13. Lighting. Spaces occupied by people, machinery, and equipment within buildings and their approaches and parking lots must have artificial lighting at a level for general safety. Patient or resident bedrooms must have general lighting and night lighting. A reading light must be provided for each patient or resident who can benefit from one. Required exits must be equipped with continuous emergency lighting. Emergency power must be provided if the main source of power fails.

Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 27 SDR 59, effective December 17, 2000.

General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:02:14. Refuse and waste disposal. Garbage, refuse, and waste must be handled and disposed of in a safe and sanitary manner. Medical waste that is categorized as regulated in article 74:35 must be disposed of as specified in that article. Final disposal of all refuse and waste must comply with articles 74:27 and 74:28. Putrescible garbage must be removed from the premises at least twice a week from April 1 to September 30, inclusive. Any modification of the requirement for twice-weekly garbage removal must be received and approved by the department before modifications are made.


General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:02:16. Sewage disposal. Sewage must be disposed of in a public sewage works system or, in its absence, in a manner approved by the department in accordance with SDCL chapter 34A-2.

article must be constructed, arranged, equipped, maintained, and operated to avoid injury or danger to the occupants. The extent and complexity of occupant protection precautions is determined by the services offered and the physical needs of the patients and residents admitted to the facility. The facility must take at least the following precautions:

(1) Develop and implement a written and scheduled preventive maintenance program;
(2) Provide securely constructed and conveniently located grab bars in all toilet rooms and bathing areas used by patients or residents;
(3) Provide a call system for each patient or resident bed and in all toilet rooms and bathing facilities routinely used by patients or residents. The call system must be capable of being easily activated by the patient or resident and must register at a station serving the unit. A wireless call system may be used;
(4) Provide handrails firmly attached to the walls on both sides of all resident corridors in nursing facilities;
(5) Provide grounded or double-insulated electrical equipment or protect the equipment with ground fault circuit interrupters. Ground fault circuit interrupters must be provided in wet areas and for outlets within six feet of sinks;
(6) Install an electrically activated audible alarm on all unattended exit doors in nursing facilities. Other exterior doors must be locked or alarmed. The alarm must be audible at a designated nurses’ station and may not automatically silence when the door is closed;
(7) Portable space heaters and portable halogen lamps for illumination in resident rooms and common use areas may not be used in a facility;
(8) Household-type electric blankets or heating pads may not be used in a facility;
(9) Any light fixture located over a patient or resident bed, in any bathing or treatment area, in a clean supply storage room, in any laundry clean linen storage area, or in any medication set-up area must be equipped with a lens cover or a shatterproof lamp; and
(10) Any clothes dryer must have a galvanized metal vent pipe for exhaust.


General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:02:18. Area requirements for currently licensed patient/resident rooms. Each currently licensed patient or resident room must have at least 75 square feet (6.98 square meters) of floor space per bed, with at least 3 feet (0.91 meters) between beds in multi-bed rooms exclusive of closets and wardrobes; and 95 square feet (8.83 square meters) in single rooms, exclusive of closets and wardrobes. Each patient or resident must have for individual use in the assigned room a bed, a bedside stand, and a chair appropriate to the needs and comfort of the patient or resident. Hospitals must have 20 square feet (1.86 square meters) of general storage for each bed. Nursing facilities and assisted living centers must have 10 square feet (0.93 square meters) of general storage for each bed. A total of 37.5 square feet (3.48 square meters) of recreational, activity, dining, and occupational therapy area for each bed and each day care patient must be provided in nursing facilities and assisted living centers. Facilities must be constructed, equipped, and operated to maintain the privacy and dignity of all patients or residents. In multi-bed rooms, each bed must be able to be separated from the other beds by privacy curtains.

Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998.

General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

Cross-Reference: Area requirements for new construction or renovations, § 44:04:13:02(2).

44:04:02:18.01. Room required for isolation techniques. When a physician determines isolation is required, a private room with necessary equipment, including handwashing facilities, to carry out isolation techniques must be provided. Isolation of a patient or resident with suspected or confirmed tuberculosis in a communicable form requires the room to have a negative air pressure with regard to the corridor and connecting rooms and a minimum of six air exchanges an hour exhausted to the outside air.


General Authority: SDCL 34-12-13, 34-22-9.
Law Implemented: SDCL 34-12-13.
44:04:02. Office required for social services activities. An office which is large enough to accommodate private consultation and record keeping and which is easily accessible to patients or residents must be provided for social services activities.


General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:02. Physical plant changes. A facility must submit any proposed change by new construction, remodeling, or change of use of an area to the department. Any change must have the approval of the department before it is made.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

General Authority: SDCL 34-12-13.

44:04:02. Location. The location of facilities must promote the health, treatment, comfort, safety, and well-being of persons accepted and retained for care. Facilities must be served by good, passable roads. Easy accessibility for employees, visitors, and fire-fighting services must be maintained.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:02. Heating and cooling. The temperature in any occupied space in the facility must be maintained between 68 and 80 degrees Fahrenheit during waking hours and not lower than 64 degrees Fahrenheit during sleeping hours. Individual resident space may be maintained outside the required range when desired by the occupant.

Source: 29 SDR 81, effective December 11, 2002.

General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.

CHAPTER 44:04:03

FIRE PROTECTION


Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 15 SDR 155, effective April 20, 1989; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December 11, 2002.

General Authority: SDCL 34-12-13.

Law Implemented: SDCL 34-12-13.


44:04:03. General fire safety. Each licensed health care facility covered under this article must be constructed, arranged, equipped, maintained, and operated to avoid undue danger to the lives and safety of its occupants from fire, smoke, fumes, or resulting panic during the period of time reasonably necessary for escape from the structure in case of fire or other emergency. The fire alarm system must be sounded each month. A minimum of two staff members must be on duty at all times. In multilevel facilities, at least one staff member must be on duty on each floor containing occupied beds. Compliance with this section does not eliminate or reduce the necessity for other provisions for safety of persons using the structure under normal occupancy conditions.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 30 SDR 84, effective December 4, 2003.
General Authority: SDCL 34-12-13.  
Law Implemented: SDCL 34-12-13.  
Cross-References: Fire safety code requirements, § 44:04:03:01; Staffing exception for assisted living centers, § 44:04:03:02.01.  

CHAPTER 44:04:13  
CONSTRUCTION STANDARDS

Section
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44:04:13:47 Submittal of plans and specifications.
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44:04:13:49 Detached structures.
44:04:13:50 Soil treatment for termite control.


**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998; 26 SDR 96, effective January 23, 2000; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December 11, 2002.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.


**44:04:13:02. Patient or resident rooms.** A patient or resident room must meet the following requirements:

1. A maximum room capacity not exceeding two patients or residents;
2. A minimum area, exclusive of toilet rooms, closets, lockers, wardrobes, or vestibules, of 120 square feet (10.8 square meters) in one-bed rooms and 200 square feet (18.58 square meters) in two-bed rooms. Sleeping rooms designed as part of a suite of rooms must have a minimum area of 100 square feet in one-bed rooms and 180 square feet in two-bed rooms;
3. Each bed in two-bed rooms must have cubicle curtains or equivalent built-in devices for full visual privacy that allow access to the toilet room and corridor without entering the roommates space. Assisted living centers are not required to provide privacy curtains in two-bed rooms unless requested by the resident;
4. Have a window whose sill is not higher than 3 feet (0.91 meters) above the floor. The floor must be above grade;
5. Have a call button at each bed for nurses' calling stations;
(6) Have a toilet room and lavatory. Patient or resident toilet rooms must be directly accessible for each patient or resident without going through the general corridor. In remodeling projects, one toilet room with handsinks in patient or resident rooms may serve two patient or resident rooms, but not more than four beds. For new construction, toilet rooms may not be shared between patient or resident rooms. The lavatory may be omitted from the toilet room if one is provided in each patient or resident room. The minimum dimensions of any room containing only a water closet are 3 feet by 6 feet (0.91 meters by 1.83 meters). All new construction of toilet rooms must meet accessibility standards required in § 44:04:13:01;
(7) Have a locker or closet for each patient or resident; and
(8) Have each patient or resident room door located not more than 150 feet (45.72 meters) from the nurse's station. Modification of the requirements listed in subdivisions (1) to (8), inclusive, of this section may be approved for special care rooms by the department after receipt of a written request.


General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:13:03. Service area in care units. Each care unit must contain a service area which includes the following, except when the service is not required for licensure category:

(1) Nurses' station with convenient access to handwashing facilities;
(2) Nurses' charting;
(3) Doctors' charting;
(4) Communications;
(5) Storage for supplies and nurses' personal effects;
(6) Nurses' toilet room;
(7) Nurses' office;
(8) Clean workroom for the storage and assembly of supplies for nursing procedures which contains a work counter and sink;
(9) Soiled workroom which contains a work counter with a two-compartment sink with drainboards on each side, handwashing facility, a waste receptacle, soiled linen receptacles, a clinical sink with an exposed water trap seal, siphon jet or blowout action, and a bedpan flushing device;
(10) Medicine room adjacent to the nurses' station with a sink, refrigerator, locked storage, and facilities for preparation and administration of medication;
(11) Clean linen storage area in an enclosed storage space;
(12) Nourishment station containing refrigerated storage, self-dispensing ice machine, and a sink for serving between-meal nourishments;
(13) Equipment storage room on each patient or resident wing or floor for storage of patient or resident care equipment such as intravenous stands, inhalators, air mattresses, walkers, wheelchairs, and similar bulky equipment;
(14) Patient or resident bathing facilities containing one shower, bathtub, or whirlpool for each 15 beds not individually served. Whirlpool units with lifts may serve 30 beds;
(15) Janitor's closet for storage of housekeeping supplies and equipment which contains a floor receptor or service sink. The janitor's closet space and equipment may be incorporated into the soiled utility room;
(16) Isolation facilities for the use of those prone to infections as well as those suffering from infections. One isolation room must be provided for each 30 acute-care beds. The entry into the isolation room must be through an anteroom which is equipped with handwashing, gowning space
and supplies, and space to handle clean and soiled supplies for the room or rooms served. Toilet, bathing, and handwashing facilities must be available for the isolation room patient without entry into the anteroom or general corridor. A nursing unit is not required to maintain an isolation facility if such facilities are provided elsewhere in the institution; (17) Playroom facilities for pediatric patients; and (18) Multipurpose rooms for staff, patients or residents, and patients’ or residents’ families for conferences, reports, education, training sessions, and consultation. If outpatient therapy services are offered, the therapy unit must provide access without traversing inpatient areas, locked records storage, handsinks located convenient to treatment areas, private room with handsink for speech language pathology, cubicle curtains for privacy at treatment areas, and the therapy unit must be sized and equipped to accommodate the therapy modalities offered.

Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998.

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:13:03.01. Social services office. In hospitals and nursing facilities, a social services office which is in accordance with § 44:04:02:18.02 must be provided.


General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:13:03.02. Secured units. Repealed.


44:04:13:04. Dietary department. Construction, equipment, and installation of the dietary department must comply with or exceed the minimum standards in §§ 44:02:07:01, 44:02:07:02, and 44:02:07:04 to 44:02:07:95, inclusive, the Food Service Code. The installation must comply with § 44:04:13:05 unless a commercially prepared dietary service, meals, or disposables are used. If a commercial service is used, dietary areas and equipment must meet the requirements for sanitary storage, processing, and handling.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998.

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

Note: Article 44:02, Lodging and Food Service, Administrative Rules of South Dakota, contains the Food Service Code and may be obtained from Legislative Mail

1320 East Sioux Avenue
Pierre, South Dakota 57501. telephone (605) 773-4935, for $3.30.

44:04:13:05. Food preparation services and equipment. The dietary area must be completely cleanable by conventional methods. The location and design of the dietary area must enable convenient handling of incoming supplies, preparation of meals, including tray service, and disposal of rubbish and garbage. Equipment and space provided must include the following: (1) In dietary areas serving 20 beds or more, a dishwashing area including a commercial dishwasher supplied with 180 degree Fahrenheit (82 degrees centigrade) rinse water or a chemical sanitizing cycle, a soiled dish table with at least seven feet (2.13 meters) of work space, a garbage disposal, a garbage can, a clean dish table with room for at least three dish racks, and handwashing facilities. If commercial undercounter dishwasher is used, the unit must be raised above the floor so that the rack height is level with the adjacent dish tables;
(2) A dry food storage area with at least 1.5 linear feet (0.46 meters) of shelving 20 inches (0.51 meters) wide for each patient or resident bed and a functional aisle;
(3) Refrigerated storage space providing at least 1.5 cubic feet (0.042 cubic meters) of refrigerated space and 0.5 cubic feet (0.014 cubic meters) of freezer space per patient or resident bed with sufficient refrigerated storage space located within the food production area for convenient food preparation;
(4) Aisles within the dietary area not less than three feet (0.91 meters) wide. Aisles adjoining equipment locations with doors or aisles utilized for cart traffic must be at least four feet (1.22 meters) wide;
(5) Pot and pan washing facilities, including a three-compartment sink with 18 inch drainboards on both sides and drying and storage facilities for pots and pans;
(6) A vegetable preparation area with a two-compartment sink with drainboards on both sides;
(7) Cart cleaning facilities;
(8) Cart storage areas;
(9) Waste disposal facilities;
(10) Waste can washing facilities;
(11) Employee dining facilities;
(12) Dietary manager’s office or desk;
(13) Janitor’s closet with storage for housekeeping supplies and equipment and floor receptor or service sink;
(14) Food production equipment sized and designed to prepare a complete meal for the total bed complement and for personnel, guests, day-care patients, or other catering services;
(15) Food holding and transportation equipment capable of protecting food from contamination and of maintaining cold food at 41 degrees Fahrenheit (five degrees centigrade) or below and hot food at 140 degrees Fahrenheit (60 degrees centigrade) or above during the total serving period;
(16) Ventilation equipment sized and designed to effectively remove steam, heat, cooking vapors, and grease from food production areas, dishwashing areas, and serving areas;
(17) Handwashing facilities that are convenient to each work area, consisting of hot and cold running water, towel dispenser with single-service towels or hand drying device and hand cleanser;
(18) In dietary areas serving 20 beds or more, a staff toilet facility; and
(19) In dietary areas serving 20 beds or more, a dispensing ice maker. A built-in dispensing ice maker in a refrigerator may be used in any facility with a capacity of less than 20 beds.


General Authority: SDCL 34-1-17, 34-12-13.

Law Implemented: SDCL 34-1-17, 34-12-13.

44:04:13:06. Laundry. The laundry must include the following:
(1) Soiled linen holding room with a storage capacity of 1.75 square feet (0.1626 square meters) of floor area for each bed, to be used for storage, sorting, and weighing of soiled linen;
(2) Linen cart storage;
(3) Janitor's closet with storage for housekeeping supplies and equipment and a floor receptor or service sink convenient to the laundry;
(4) Storage for laundry supplies;
(5) Lavatories conveniently accessible to soiled, clean, and processing rooms; and
(6) Laundry processing room with separate soiled and clean work areas with commercial equipment. All clothes dryers must have galvanized metal vent pipes for exhaust. The space and equipment layout must be sized and designed to produce quality linen with a work flow that minimizes potential for cross-contamination of clean linen by soiled linen, contaminated equipment, contaminated air, or splash. The laundry department must be capable of processing 10
pounds (4.54 kilograms) of soiled linen for each bed during a normal work day. Modifications to the standard may be made if the laundry serves only an assisted living center or if the services are contracted to an outside organization. Modification must be requested in writing by the facility and approved by the department.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:07. Employee facilities.** The locker room for employees must have lockers and a separate toilet room.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:08. Engineering service and equipment areas.** The requirements for engineering service and equipment areas for each facility are as follows:

1. A boiler room with two remote doors to the exit or exit access;
2. An engineer's office which may be combined with a maintenance shop;
3. Mechanical and electrical equipment rooms;
4. A maintenance shop with at least one room;
5. A storage room for building maintenance supplies;
6. A refuse room for trash storage which is conveniently located to the service entrance; and
7. A yard equipment storage room. The boiler room and other rooms containing storage of combustible materials may not contain ventilation equipment or unprotected ventilation ducts serving other areas, the main electrical switchboard, or emergency electrical equipment.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:09. Corridor restrictions.** Drinking fountains, telephone booths, fire extinguisher cabinets, and vending machines must be located so that they do not project into the required width of exit corridors. Handrails installed in corridors must return to the wall at the ends. Handrails must be installed with the top 34 to 38 inches, inclusive, from the floor. Handrails must be installed with 1½ inch spacing between the wall and the handrail.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:10. Doors.** Any door to a patient or resident room toilet or bathroom must be equipped with hardware which will permit access in any emergency. A pocket or sliding door may not be installed except on a clothes closet in a patient or resident room. Any door opening onto a corridor, except an elevator door, must be hinged on the side. Alcoves and similar spaces which generally do not require doors are excluded from this requirement. No door may swing into the corridor except a closet door. Thresholds and expansion joint covers, if used, must be flush with the floor. Any cross-corridor door must be provided with vision panels.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000; 30 SDR 84, effective December 4, 2003.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**Source:** SL 1975, ch 16, § 1; repealed, 4 SDR 14, effective September 14, 1977.

44:04:13:12. **Chutes.** Repealed.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.


**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.


Cost: $30.

44:04:13:14. **Ceiling heights.** Boiler room ceilings may not be less than 2 feet 6 inches (0.76 meters) above the main boiler header and connecting piping, with a minimum height of 9 feet (2.74 meters). The ceilings of corridors, storage rooms, patient toilet rooms, and other minor rooms may not be less than 7 feet, 8 inches (2.34 meters). The ceilings of all other rooms may not be less than 7 feet, 10 inches (2.39 meters).

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

44:04:13:15. **Insulation.** Boiler rooms, food preparation centers, and laundries must be insulated and ventilated to prevent any floor surface above them from exceeding a temperature of 85 degrees Fahrenheit (29.4 degrees centigrade). All combustible insulation within the building must be covered with a fire-resistant material giving fire protection equivalent to 0.5 inch (0.01 meters) gypsum board, unless tested and acceptable by International Building Code, 2000 edition, 2603.4 for use without a thermal barrier as installed. A vapor barrier of at least 4 mil polyethylene or an equivalent material must be used to cover any exterior wall and any ceiling where insulation for the roof is applied directly above the habitable space ceiling. If roof insulation is installed above the roof decking, no vapor barrier is required. A vapor barrier of at least 6 mil polyethylene or an equivalent material must be installed under the concrete slab on grade flooring systems and to cover soils exposed in crawl spaces.
**44:04:13:16. Fire extinguisher equipment.** Fire extinguisher equipment must be installed and maintained by the following minimum standards:

1. Portable fire extinguishers must have a minimum rating of 2-A:10-B:C;
2. Fire extinguisher equipment must be inspected monthly and maintained yearly;
3. Approved fire extinguisher cabinets must be provided throughout the building with one cabinet for each 3,000 square feet (278.7 square meters) of floor space or fraction thereof. The fire resistance rating of corridor walls must be maintained at recessed fire extinguisher cabinets. The glazing in doors of fire extinguisher cabinets must be wire glass or other safety glazing material. Fire extinguisher cabinets must be identified with a sign mounted perpendicular to the wall surface above the cabinet; and
4. Halon chemical extinguishers may be installed and used only in those remote areas that do not present a hazard to staff, patients, or residents.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 29 SDR 81, effective December 11, 2002.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:17. Floor surface finish.** Floors must be easily cleanable and must have the wear resistance appropriate for the location involved. Floors in kitchens and related spaces must be water-resistant. In all areas where floors are subject to wetting, they must have a nonslip finish. Adjacent dissimilar floor materials must be flush with each other to provide a level floor surface.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:18. Wall and ceiling finish.** Walls must be washable, and in the immediate area of plumbing fixtures the finish must be moisture proof. Wall bases in dietary areas must be free of spaces that can harbor insects. Wall bases in any areas used for surgical and obstetrical procedures must be integral with either the wall or the floor surface material and must be without voids that can harbor harmful bacteria. All surgical, obstetrical, emergency, nursery, X-ray film processing rooms, and dietary ceilings must be washable or easily cleanable. This requirement does not apply to boiler rooms, mechanical and building equipment rooms, shops, and similar spaces. A ceiling in any surgical, central sterilization, isolation, and x-ray film processing room must be a gypsum board surface.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 31 SDR 62, effective November 7, 2004.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.
44:04:13:19. Elevators. All facilities where either patients’ or residents’ beds or a critical service, such as operating, delivery, diagnostic, recreation, patient or resident dining, dietary, laundry, central storage, or therapy rooms, is located, other than on the first floor, must have electrical or electrohydraulic elevators. Elevator cars and platforms must be constructed of noncombustible material, except that material treated with fire retardant may be used if all exterior surfaces of the car are covered with metal. Cars of hospital-type elevators must have inside dimensions that will accommodate a patient’s bed and attendants and must be at least 5 feet (1.52 meters) wide by 7 feet 6 inches (2.29 meters) deep. The car door must have a clear opening of not less than 3 feet 8 inches (1.12 meters). Elevators must have automatic two-way leveling with accuracy within plus or minus 0.5 inch (0.01 meters). Elevators, except freight elevators, must be equipped with a two-way special service switch to permit cars to bypass all landing button calls and to be dispatched directly to any floor.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

General Authority: SDCL 34-1-17, 34-12-13.

Law Implemented: SDCL 34-12-13.


Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.


Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; repealed, 22 SDR 70, effective November 19, 1995.


Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; repealed, 22 SDR 70, effective November 19, 1995.


Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 23 SDR 195, effective May 26, 1997.

44:04:13:24. Incinerators. Incinerators must be gas, electric, or oil-fired and must be capable of, but need not be limited to, the complete destruction of pathological wastes. Design and construction of incinerators must be in accordance with requirements of article 74:35.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

General Authority: SDCL 34-1-17, 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:13:25. Steam and hot water systems. Boilers must have the capacity to supply the normal requirements of all systems and equipment. Supply and return mains and risers of space heating and process steam systems must be valved to isolate the various sections of each system. Each piece of equipment must be valved at the supply and return end. Boilers, smoke breaching, steam supply piping, high pressure steam return piping, and hot water space heating supply and return piping must be insulated with insulation having a flame spread of 25 or less and a smoke emission rating of 50 or less using NFPA 255, 2000 edition, "Standard Method of Test for Surface Burning Characteristics of Building Materials" or equivalent test procedures.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December 11, 2002.

General Authority: SDCL 34-1-17, 34-12-13.

Law Implemented: SDCL 34-12-13.

44:04:13:26. Ventilating systems. The ventilating systems must maintain temperatures, minimum air changes of outdoor air an hour, minimum total air changes, and relative humidities as follows:

(1) Operating rooms - 68 to 73 degrees Fahrenheit (20 to 22.8 degrees centigrade), 3 outdoor, 15 total, and 45 to 60 percent humidity;

(2) Delivery rooms - 68 to 73 degrees Fahrenheit (20 to 22.8 degrees centigrade), 3 outdoor, 15 total, and 30 to 60 percent humidity;

(3) Recovery rooms - at least 70 degrees Fahrenheit (21.1 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity;

(4) Nursery rooms - at least 75 degrees Fahrenheit (23.9 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity; and

(5) Intensive care rooms - 70 to 75 degrees Fahrenheit (21.1 to 23.9 degrees centigrade), 2 outdoor, 6 total, and 30 to 60 percent humidity. For all other occupied areas, the facility must be able to maintain a minimum temperature of 75 degrees Fahrenheit (23.9 degrees centigrade) at winter design conditions with a minimum of at least two total air changes an hour. All air supply and air exhaust systems must be mechanically operated. All fans serving exhaust systems must be located at the discharge end of the system. Outdoor ventilation air intakes, other than for individual room units, must be located as far away as practicable but not less than 25 feet (7.62 meters) from plumbing vent stacks and the exhausts from any ventilating system or combustion equipment. The bottom of outdoor intakes serving central air systems must be located as high as possible but not less than 6 feet (1.83 meters) above the ground level or, if installed through the roof, 3 feet (0.91 meters) above roof level. The mechanical ventilation systems must be designed and balanced to provide make-up air and safe pressure relationships between adjacent areas to preclude the spread of infections and assure the health of the occupants. Room supply air inlets, recirculation, and exhaust air outlets must be located with the grill or diffuser opening not less than 3 inches (0.08 meters) above the floor. Corridors may not be used to supply air to or exhaust air from any room, except that exhaust air from corridors may be used to ventilate bathrooms, toilet rooms, or janitor's closets opening directly on corridors. Continuous mechanical exhaust ventilation must be provided in all soiled areas, wet areas, and storage rooms. In unoccupied service areas, ventilation may be reduced or discontinued when the health and comfort of the occupants are not compromised. Indirect fuel-fired ventilation units may be used only when safety equipment is provided, the fuel is lighter than air, and the unit is separated from the building by one-hour fire-resistive construction when the unit is mounted on the roof. Laboratories must be ventilated at a rate of six total air changes an hour. All ventilation air from the laboratory must be directly exhausted to the outside. If this ventilation rate does not provide the air required to ventilate fume hoods and safety cabinets, additional air must be provided. A filter with 90 percent efficiency must be installed in the air supply system at its entrance to the media transfer room. Hoods in which highly radioactive materials are processed must have a face velocity of 150 feet a minute (0.76 meters a second), have a high-efficiency (99.97%) filter, and each hood must have an independent exhaust system with the fan installed at the discharge point of the system. Hoods used for processing infectious materials must have a face velocity of 75 feet a minute (0.38 meters a second). Cooking appliances installed in staff break and activities rooms must be provided with exhaust ventilation to the exterior of the building to remove cooking odors, heat, and moisture. Cooking appliances, other than microwave ovens, installed in occupational therapy and patient or resident rooms must be exhausted to the exterior to remove cooking odors, heat, and moisture. Vehicle parking garages must be provided with carbon monoxide detection to activate exhaust ventilation of six air changes each hour or to open the garage door if the area of the garage is under 1000 square feet. Signs must be posted at the
front of parking spaces advising the driver to shut off the engine. Crawl spaces must be provided with mechanical ventilation at least 0.5 air changes each day or be provided with open perimeter venting as required by the International Building Code.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000; 29 SDR 81, effective December 11, 2002; 30 SDR 84, effective December 4, 2003.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**Reference:** International Building Code, 2000 edition. Copies may be obtained from International Conference of Building Officials
5360 South Workman Mill Road
Whittier, California 90601-2298
Phone: (562) 699-0541. Cost: $69.55.

### 44:04:13:27. Filters.

Ventilation systems using a recirculated central air system must be equipped with a minimum of two filter beds. Filter bed number one must be located upstream of the conditioning equipment and must have a minimum efficiency of 30 percent. All supply air units must have a minimum of 30 percent effective filters. All central ventilation systems must have a minimum of 80 percent effective filters. All common use areas, i.e., dining, lounges, and corridors, must have 80 percent effective filters on air supply systems. All air supply systems serving solely administrative areas must have a minimum of 30 percent effective filters. One-inch furnace filter media is required for forced air furnaces and ventilation systems in assisted living facilities. These filter efficiencies must be warranted by the manufacturer and must be based on the ASHRAE 52.1, 1992 edition, American Society of Heating, Refrigeration, and Air Conditioning Engineers dust spot test method with atmospheric dust. Filter frames must be durable and carefully dimensioned and must provide an airtight fit with the enclosing duct work. All joints between filter segments and the enclosing duct work must be gasketed or sealed to provide a positive seal against air leakage. A manometer must be installed across each filter bed serving central air systems.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**Reference:** "ASHRAE 52.1," 1992 edition,
American Society of Heating, Refrigeration, and Air Conditioning Engineers
1791 Tullie Circle, N.E.
Atlanta, GA 30329.


Ducts must be constructed of iron, steel, aluminum, or other approved metal or materials as defined in NFPA 101 Life Safety Code 2000 edition. Duct linings, coverings, vapor barriers, and the adhesives used for applying them must have a flame spread classification of not more than 25 and a smoke developed rating of not more than 50 using NFPA 255, 2000 edition, "Standard Method of Test for Surface Burning Characteristics of Building Materials." A fire and smoke damper must be provided on each opening through each required two-hour or greater fire-resistant wall or floor and on each opening through the walls of a vertical shaft, unless the shaft has a fire and smoke damper at the floor level. Ducts which pass through a required smoke barrier must be provided with smoke dampers. Access for maintenance must be provided at all dampers. Duct systems serving hoods must be constructed of corrosion resistant material. Duct systems serving hoods in which highly radioactive materials and strong oxidizing agents are used must be constructed of stainless steel for a minimum distance of 10 feet (3.05 meters) from the hood and
must be equipped with washdown facilities. Cold air ducts must be insulated wherever necessary to
maintain the efficiency of the system or to minimize condensation problems.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December 11, 2002.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**References:** NFPA 255, 2000 edition, "Standard Method of Test for Surface Burning Characteristics of Building Materials." Copies may be obtained from

National Fire Protection Association
P.O. Box 9101
Quincy, MA 02269-9101.
Cost: $22.25.


National Fire Protection Association
P.O. Box 9101
Quincy, MA 02269-9101.
Phone 1-800-344-3555. Cost: $53.50.

**44:04:13:29. Food service ventilation.** The air from dining areas may be used to ventilate the food preparation areas only after it has been passed through a filter with 80 percent efficiency. Exhaust hoods in food preparation centers must have a minimum exhaust rate of 50 cubic feet a minute for each square foot (0.25 cubic meters a second for each square meter) of hood face area. All hoods over cooking ranges must be equipped with fire extinguishing systems interconnected to shut off the fuel source. Cleanout openings must be provided every 20 feet (6.10 meters) in horizontal exhaust duct systems serving hoods.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.


**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.


**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.

**44:04:13:32. Recirculated air systems.** All recirculated air systems serving more than one room must be equipped with automatic shutdown and smoke dampers activated by a smoke detector and the building fire alarm system.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:33. Plumbing fixtures.** The material used for plumbing fixtures must be of nonabsorptive acid-resistant material. Lavatories and sinks required in patient or resident care areas must have the water supply spout mounted so that the discharge is a minimum of 5 inches (0.13 meters) above the rim of the fixture. Handwashing facilities used by medical and care staff, patients, residents, and food handlers must be equipped with hands-free controls. Single lever
devices may be used. If blade handles are used, they may not exceed 4.5 inches (0.11 meters) in
length, except that handles on scrub sinks and clinical sinks may not be less than 6 inches (0.15
meters) long. Clinical sinks must have an integral trap in which the upper portion of a visible trap
seal provides a water surface. If blade handles are used, proper clearance must be maintained for
operation. Aerators are not approved for use on faucet spouts. Paper towel dispensers or
handdrying devices must be provided at all lavatories and sinks used for handwashing. Mirrors or
towel dispensers with reflective surfaces may not be provided at handwashing facilities in
the laboratory, nursery, clean utility, central sterilizing, dietary, or other critical areas where
grooming could potentially cause contamination. Water closets must be an elongated bowl type and
be equipped with an open front seat. Any shower stall that is not required to be accessible must
have curb heights not more than five inches above the finished floor. The shower floor elevation
and bathroom finished floor elevation must be level where possible but the difference in elevation
cannot exceed three inches.

Source: SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980;
14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96,
effective January 23, 2000; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-1-17, 34-12-13.

44:04:13:34. Water supply systems. Water supply systems must supply water to the fixtures and
equipment on the upper floors at a minimum pressure of 15 pounds a square inch (1055.9
kilograms a square meter) during maximum demand periods. Each water service main, branch
main, riser, and branch to a group of fixtures must be valved. Stop valves must be provided at each
fixture. Hot, cold, and chilled water piping and waste piping on which condensation may occur must
be insulated. Insulation of cold and chilled water lines must include an exterior vapor barrier.
Water supply systems in a health care facility must maintain one part per million free residual
chlorine at remote point-of-use fixtures in the facility or may use another bacteriological control
method (increasing water temperature range from 122 degrees to 125 degrees Fahrenheit [50-52
degrees centigrade] is acceptable) that has been demonstrated to be equivalent in control of
Legionella. The facility must document water temperatures to verify the hot water temperature is
being maintained within the acceptable range. The chlorine testing must be done daily using
photocell and light source DPD (N, N, Diethyl-phenylenediamine) test kits and the test results
logged. When testing demonstrates that consistent chlorine levels are maintained, the frequency of
testing may be reduced to a level necessary to demonstrate compliance.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10,

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:13:35. Vacuum breakers. Antisiphon devices or backflow preventers must be installed on
hose bibs and on all fixtures to which hoses or tubing can be attached such as laboratory and
janitors' sinks, bedpan flushing attachments, handheld showers, and autopsy tables. Antisiphon
devices or backflow preventers must be installed on all plumbing and equipment where any
possibility exists for contamination of the potable water supply.

Source: SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10,

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.

44:04:13:36. Hot water systems. Hot water distribution systems over 50 feet (15.24 meters) long
must recirculate to provide hot water at each fixture at all times. The hot water heating equipment
must have sufficient capacity to supply water at the temperature and amounts indicated in the following:
(1) Three gallons an hour (0.0033 liters a second) for each bed at a temperature range of 122-125 degrees Fahrenheit (50-52 degrees centigrade); 
(2) Two gallons an hour (0.0020 liters a second) for each bed for dietary use at a temperature of 140 degrees Fahrenheit (60 degrees centigrade); and 
(3) Two gallons an hour (0.0020 liters a second) per bed for laundry at a temperature of 160 degrees Fahrenheit (71 degrees centigrade). Storage tanks provided must be fabricated of noncorrosive metal or lined with noncorrosive material.  

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 28 SDR 83, effective December 16, 2001; 29 SDR 81, effective December 11, 2002.  

**General Authority:** SDCL 34-1-17, 34-12-13.  

**Law Implemented:** SDCL 34-1-17, 34-12-13.  

44:04:13:37. **Drainage systems.** Drain lines from sinks in which acid wastes may be poured must be fabricated from an acid resistant material. Piping over operating and delivery rooms, nurseries, food preparation centers, food serving facilities, food storage areas, and other critical areas must be kept to a minimum and may not be exposed. Special precautions must be taken to protect these areas from possible leakage of necessary overhead piping systems. Floor drains may not be installed in operating and delivery rooms. Building sewers must discharge into a community sewerage system. Where such a system is not available, a facility providing sewage treatment which conforms to applicable local and state regulations is required. Water from roof systems must be collected and discharged away from the building foundation. Rain gutters with downspouts and splash blocks must be provided for pitched roof systems. Provisions must be made to avoid having water accumulated on sidewalks and parking areas around the building. Perforated drain tile must be provided at the foundation and routed to a building sump pit or grade surface, if site slope allows. The building sewer system must have a cleanout located outside the perimeter of the building foundation. 

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 29 SDR 81, effective December 11, 2002.  

**General Authority:** SDCL 34-1-17, 34-12-13.  

**Law Implemented:** SDCL 34-12-13.  

**Cross-Reference:** Individual and small on-site wastewater systems, ch 74:53:01.  

44:04:13:38. **Fire extinguishing systems.** Repealed.  

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; repealed, 22 SDR 70, effective November 19, 1995.  


**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.  

44:04:13:40. **Electrical distribution system.** All material including equipment, conductors, controls, and signaling devices must be installed to provide a complete electrical system with the necessary characteristics and capacity to supply the electrical facilities shown in the specifications or indicated on the plans. All materials must be listed as complying with applicable standards of Underwriters’ Laboratories, Inc., or other similarly established standards. Fixed and mobile X ray units must be connected by means of independent feeders or circuits. Circuit breakers or fusible switches that provide disconnecting means and overcurrent protection for conductors connected to switchboards and distribution panel boards must be enclosed or guarded to provide a dead front type of assembly. The main switchboard must be located in a separate enclosure accessible only to authorized persons. The switchboard must be convenient for use, readily accessible for maintenance, clear of traffic lanes, and in a dry ventilated space devoid of corrosive fumes or gases.
Overload protective devices must be designed for operating in the ambient temperature conditions. Lighting and appliance panel boards must be provided for the circuits on each floor. This section does not apply to emergency system circuits.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

### 44:04:13:41. Lighting

All spaces occupied by people, machinery, and equipment within buildings, the approaches to the buildings, and parking lots must have artificial lighting approved by the department. Patients' or residents' bedrooms must have general lighting of at least 10 footcandles (0.929 lumens per square meter) and night lighting. Plug-in night lights may be provided for residents in assisted living facilities. Where task illumination is required, a light with an intensity of at least 30 footcandles (2.79 lumens per square meter) at the work surface must be provided for each patient or resident. At least one luminaire for night lighting must be switched at the entrance to each patient or resident room. Patients' or residents' reading lights and other fixed lights not switched at the door must have switch controls convenient for use at the luminaire. All switches for control of lighting in patient or resident areas must be of the quiet operating type. Illumination of at least 100 footcandles (9.29 lumens per square meter) must be provided at the medication set-up area. Illumination of at least 50 footcandles (4.65 lumens per square meter) must be provided at the activity room work tables. Illumination of at least 30 footcandles (2.79 lumens per square meter) must be provided in dining areas, physical and restorative therapy, and at bathing facilities.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 24 SDR 90, effective January 4, 1998.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

### 44:04:13:42. Receptacles or convenience outlets

Each operating, delivery, and emergency room must have at least three receptacles. In locations where mobile X ray is used, an additional receptacle, distinctively marked for X ray use, must be provided. Each patient or resident bedroom must have duplex receptacles as follows: one on each side of the head of each bed; receptacles for luminaires and motorized beds, if used; and one receptacle on another wall. Single polarized receptacles marked for use of X ray only must be located in corridors of patient or resident areas so that mobile equipment may be used in any location within a patient or resident room. If the same mobile X ray unit is used in operating rooms and in nursing areas, all receptacles for X ray use must be the same. Where capacitive discharge or battery-powered mobile X ray units are used, polarized receptacles are not required. Duplex receptacles for general use must be installed approximately 50 feet apart in all corridors and within 25 feet of ends of corridors. Receptacles in patient rooms of pediatric units must be of the safety type. Receptacles in corridors of pediatric units must be of a safety type or must be controlled by switches located at a nurses' station or another supervised location.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

### 44:04:13:43. Electrical equipment installation in special areas

Repealed.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; repealed, 26 SDR 96, effective January 23, 2000.

### 44:04:13:44. Nurses call system

A nurses call system must be provided for patient or resident use at each bed that will register a call from the patient or resident both visually and audibly at the nurses' call station and actuate a visual signal at the patient or resident room door, and in the clean workroom, soiled workroom, and nourishment station of the nursing unit. In multicorridor nursing
units, additional visible signals must be installed at corridor intersections. Nurses call systems which provide two-way voice communication must be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating. An emergency calling station convenient for patient or resident use must be provided at each patient or resident toilet, bath, or shower and at toilets serving patients or residents in laboratory, physical therapy, emergency, and X-ray departments. An emergency nurses calling station must be provided for nurses’ use in each operating, delivery, recovery, emergency, and intensive nursing care room and in nurseries, supervised wards for mental patients, and rooms for children.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:45. Fire alarm systems.** A manually operated, electrically supervised fire alarm system must be installed in each facility.

**Source:** SL 1975, ch 16, § 1; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.


**Source:** SL 1975, ch 16, § 1; repealed, 4 SDR 14, effective September 14, 1977.

**44:04:13:47. Submittal of plans and specifications.** Plans and specifications for new construction must be submitted to the department for evaluation of function and fire protection including concealed spaces. The department’s approval must be obtained before beginning construction. Modification during construction must be submitted to the department for review and must be approved prior to the modification.

**Source:** SL 1975, ch 16, § 1; 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

**44:04:13:48. Pipe requirements.** All piping systems for potable water must be installed to eliminate any dead-end runs of piping. Before placing potable water systems in service, the piping system must be disinfected in accordance with the South Dakota Plumbing Commission standards in article 20:54 and certification must be available from the installer showing the method used, date, test procedure used to verify chlorine concentrations, and date the system was flushed and placed in service. Pipe covering, vapor barriers, and adhesives used for applying them must have a flame spread of not more than 25 and a smoke emission factor of not more than 50 when tested in accordance with the **NFPA 101 Life Safety Code**, 2000 edition.

**Source:** 4 SDR 14, effective September 14, 1977; 6 SDR 93, effective July 1, 1980; 14 SDR 81, effective December 10, 1987; 22 SDR 70, effective November 19, 1995; 26 SDR 96, effective January 23, 2000; 27 SDR 59, effective December 17, 2000; 29 SDR 81, effective December 11, 2002.

**General Authority:** SDCL 34-1-17, 34-12-13.

**Law Implemented:** SDCL 34-12-13.

44:04:13:49. Detached structures. A detached structure or auxiliary building used for combustible storage or vehicle parking built adjacent to, but not directly attached to, a health care facility must either be separated from the facility by a minimum distance of 20 feet or provided with two-hour fire rated separation.

General Authority: SDCL 34-1-17, 34-12-13.
Law Implemented: SDCL 34-12-13.
Cross-Reference: Fire safety code requirements, § 44:04:03:01.

44:04:13:50. Soil treatment for termite control. Any wood product debris must be removed from the area inside of the building foundation. The soil beneath the vapor barrier and the foundation must be treated with a termiticide. The applicator shall document the product used, the quantity and the concentration applied, the date of application, the date of soil covering to protect against flooding or dilution of the treatment, and the anticipated effective period of the soil treatment, including warranty if available.

Source: 30 SDR 84, effective December 4, 2003.
General Authority: SDCL 34-12-13.
Law Implemented: SDCL 34-12-13.

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1200-08-06-.07 SPECIAL SERVICES: ALZHEIMER’S UNITS. Structurally distinct parts of a nursing home may be designated as special care units for ambulatory residents with dementia or Alzheimer’s Disease and related disorders. Such units shall be designed to encourage self-sufficiency, independence and decision-making skills, and may admit residents only after the unit is found to be in compliance with licensure standards and upon final approval by the department. Units which hold themselves out to the public as providing specialized Alzheimer’s services shall comply with the provisions of T.C.A. § 68-11-1404 and shall be in compliance with the following minimum standards:
(2) Special care units shall be separated from the remaining portion of the nursing home by a locked door and must have extraordinary and acceptable fire safety features and policies which ensure the well being and protection of the residents.
(3) The residents must have direct access to a secured, therapeutic outdoor area. This outdoor area shall be designed and maintained to facilitate emergency evacuation.
(4) There must be limited access to the designated unit so that visitors and staff do not pass through the unit to get to other areas of the nursing home.
(5) Each unit must contain a designated dining/activity area which shall accommodate 100% seating for residents.
(6) Corridors or open spaces shall be designed to facilitate ambulation and activity, and shall have an unobstructed view from the central working or nurses’ station.
(7) Drinking facilities shall be provided in the central working area or nurses’ station and in the primary activities areas. Glass front refrigerators may be used.
(8) The unit shall be designed, equipped and maintained to promote positive resident response through the use of:
(a) Reduced-glare lighting, wall and floor coverings, and materials and decorations conducive to appropriate sensory and visual stimulation; and,
(b) Meaningful wandering space shall be provided that encourages physical exercise and ensures that residents will not become frustrated upon reaching dead-ends.
1200-08-06-.08 BUILDING STANDARDS.

(1) The nursing home must be constructed, arranged, and maintained to ensure the safety of the resident.

(2) The condition of the physical plant and the overall nursing home environment must be developed and maintained in such a manner that the safety and well-being of residents are assured.

(3) No new nursing home shall hereafter be constructed, nor shall major alterations be made to existing nursing homes, or change in nursing home type be made without the prior written approval of the department, and unless in accordance with plans and specifications approved in advance by the department. Before any new nursing home is licensed or before any alteration or expansion of a licensed nursing home can be approved, the applicant must furnish two (2) complete sets of plans and specifications to the department, together with fees and other information as required. Plans and specifications for new construction and major renovations, other than minor alterations not affecting fire and life safety or functional issues, shall be prepared by or under the direction of a licensed architect and/or a qualified licensed engineer.

(4) After the application and licensure fees have been submitted, the building construction plans must be submitted to the department. All new facilities shall conform to the current addition of the Standard Building Code, the National Fire Protection Code (NFPA), the National Electrical Code and the AIA Guidelines for Design and Construction of Hospital and Health Care Facilities, and the U.S Public Health Service Food Code as adopted by the Board for Licensing Health Care Facilities. When referring to height, area or construction type, the Standard Building Code shall prevail. All new and existing facilities are subject to the requirements of the Americans with Disabilities Act (A.D.A.). Where there are conflicts between requirements in the above listed codes and regulations and provisions of this chapter, the most restrictive shall apply.

(5) The codes in effect at the time of submittal of plans and specifications, as defined by these regulations shall be the codes to be used throughout the project.

(6) Review of plans and specifications shall be acknowledged in writing with copies sent to the architect and the owner, manager or other executive of the institution. The distribution of such review may be modified at the discretion of the department.

(7) All construction shall be executed in accordance with the approved plans and specifications.

(8) All new construction and renovations to nursing homes, other than minor alterations not affecting fire and life safety or functional issues, shall be performed in accordance with the specific requirements of these regulations governing new construction in nursing homes, including the submission of phased construction plans and the final drawings and the specifications to each.

(9) In the event submitted materials do not appear to satisfactorily comply with 1200-08-06-.08 (4) the department shall furnish a letter to the party submitting the plans which shall list the particular items in question and request further explanation and/or confirmation of necessary modifications.

(10) Notice of satisfactory review from the department constitutes compliance with this requirement if construction begins within one hundred eighty (180) days of the date of such notice. This approval shall in no way permit and/or authorize any omission or deviation from the requirements of any restrictions, laws, regulations, ordinances, codes or rules of any responsible agency.

(11) Final working drawings and specifications shall be accurately dimensioned and include all necessary explanatory notes, schedules and legends. The working drawings and specifications shall be complete and adequate for contract purposes.

(12) Prior to final inspection, a CD Rom disc, in TIF or DMG format, of the final approved plans including all shop drawings, sprinkler, calculations, hood and duct, addenda, specifications, etc., shall be submitted to the department.

(13) Detailed plans shall be drawn to a scale of at least one-eighth inch equals one foot (1/8” = 1’), and shall show the general arrangement of the building, the intended purpose and the fixed equipment in each room, with such additional information as the department may require. These
plans shall be prepared by an architect or engineer licensed to practice in the State of Tennessee. The plans shall contain a certificate signed by the architect or engineer that to the best of his or her knowledge or belief the plans conform to all applicable codes. (a) Two (2) sets of plans shall be forwarded to the appropriate section of the department for review. After receipt of approval of phased construction plans, the owner may proceed with site grading and foundation work prior to receipt of approval of final plans and specifications with the understanding that such work is at the owner's risk and without assurance that final approval of final plans and specifications shall be granted. Final plans and specifications shall be submitted for review and approval. Final approval must be received before proceeding beyond foundation work. (b) Review of plans does not eliminate responsibility of owner and/or architect to comply with all rules and regulations.

14) Specifications shall supplement all drawings. They shall describe the characteristics of all materials, products and devices, unless fully described and indicated on the drawings. Specification copies should be bound in an 8½ x 11 inch folder.

15) Drawings and specifications shall be prepared for each of the following branches of work: Architectural, Structural, Mechanical, Electrical and Sprinkler.

16) Architectural drawings shall include:
(a) Plot plan(s) showing property lines, finish grade, location of existing and proposed structures, roadways, walks, utilities and parking areas;
(b) Floor plan(s) showing scale drawings of typical and special rooms, indicating all fixed and movable equipment and major items of furniture;
(c) Separate life safety plans showing the compartment(s), all means of egress and exit markings, exits and travel distances, dimensions of compartments and calculation and tabulation of exit units. All fire and smoke walls must be identified;
(d) The elevation of each facade;
(e) The typical sections throughout the building;
(f) The schedule of finishes;
(g) The schedule of doors and windows;
(h) Roof plans;
(i) Details and dimensions of elevator shaft(s), car platform(s), doors, pit(s), equipment in the machine room, and the rates of car travel must be indicated for elevators; and
(j) Code analysis.

17) Structural drawings shall include:
(a) Plans of foundations, floors, roofs and intermediate levels which show a complete design with sizes, sections and the relative location of the various members;
(b) Schedules of beams, girders and columns; and
(c) Design live load values for wind, roof, floor, stairs, guard, handrails, and seismic.

18) Mechanical drawings shall include:
(a) Specifications which show the complete heating, ventilating, fire protection, medical gas systems and air conditioning systems;
(b) Water supply, sewerage and HVAC piping systems;
(c) Pressure relationships shall be shown on all floor plans;
(d) Heating, ventilating, HVAC piping, medical gas systems and air conditioning systems with all related piping and auxiliaries to provide a satisfactory installation;
(e) Water supply, sewage and drainage with all lines, risers, catch basins, manholes and cleanouts clearly indicated as to location, size, capacities, etc., and location and dimensions of septic tank and disposal field; and,
(f) Color coding to show clearly supply, return and exhaust systems.
(19) Electrical drawings shall include:
(a) A certification that all electrical work and equipment is in compliance with all applicable local codes and laws, and that all materials are currently listed by recognized testing laboratories;
(b) All electrical wiring, outlets, riser diagrams, switches, special electrical connections, electrical service entrance with service switches, service feeders and characteristics of the light and power current, and transformers when located within the building;
(c) The electrical system shall comply with applicable codes, and shall include:
   1. The nurses call system;
   2. The paging system;
   3. The fire alarm system; and
   4. The emergency power system including automatic services as defined by the codes.
(d) Color coding to show all items on emergency power.
(20) Sprinkler drawings shall include:
(a) Shop drawings, hydraulic calculations, and manufacturer cut sheets;
(b) Site plan showing elevation of fire hydrant to building, test hydrant, and flow data (Data from within a 12 month period); and
(c) Show “Point of Service” where water is used exclusively for fire protection purposes.
(21) No system of water supply, plumbing, sewage, garbage or refuse disposal shall be installed nor shall any existing system be materially altered or extended until complete plans and specifications for the installation, alteration or extension have been submitted to the department and show that all applicable codes have been met and necessary approval has been obtained.
(a) Before the facility is used, the water supply system shall be approved by the Tennessee Department of Environment and Conservation.
(b) Sewage shall be discharged into a municipal system or approved package system where available; otherwise, the sewage shall be treated and disposed of in a manner of operation approved by the Department of Environment and Conservation and shall comply with existing codes, ordinances and regulations which are enforced by cities, counties or other areas of local political jurisdiction.
(22) The following alarms are required and shall be monitored twenty-four (24) hours per day:
(a) Fire alarms;
(b) Generators; and
(c) Medical gas alarms.
(23) A negative air pressure shall be maintained in the soiled utility area, toilet room, janitor’s closet, dishwashing and other such soiled spaces, and a positive air pressure shall be maintained in all clean areas including, but not limited to, clean linen rooms and clean utility rooms.
(24) Each nursing home shall ensure that an emergency keyed lock box is installed next to each bank of functioning elevators located on the main level. Such lock boxes shall be permanently mounted seventy-two inches (72”) from the floor to the center of the box, be operable by a universal key no matter where such box is located, and shall contain only fire service keys and drop keys to the appropriate elevators.

1200-08-06-.09 LIFE SAFETY.
(1) Any nursing home which complies with the required applicable building and fire safety regulations at the time the board adopts new codes or regulations will, so long as such compliance is maintained (either with or without waivers of specific provisions), be considered to be in compliance with the requirements of the new codes or regulations.
(2) The nursing home shall provide fire protection by the elimination of fire hazards, by the installation of necessary fire fighting equipment and by the adoption of a written fire control plan. Fire drills shall be held at least quarterly for each work shift for nursing home personnel in each separate patient-occupied nursing home building. There shall be a written report documenting the evaluation of each drill and the action recommended or taken for any deficiencies found. Records which document and evaluate these drills must be maintained for at least three (3) years. All fires which result in a response by the local fire departments shall be reported to the department within seven (7) days. The report shall contain sufficient information to ascertain the nature and location of the fire, its probable cause and any injuries incurred by any person or persons as a result of the fire. Initial reports by the facility may omit the name(s) of resident(s) and parties involved, however, should the department find the identities of such persons to be necessary to an investigation, the facility shall provide such information.


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SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.300 General Requirements
(a) The facility must be designed, constructed, equipped, and maintained to protect the health and ensure the safety of residents, personnel, and the public. If children are admitted to the facility, accommodations, furnishings, and equipment appropriate to children must be provided.
(b) The requirements of this subchapter are applicable to new and existing nursing facilities unless otherwise stated. Refer to §§19.330-19.343 of this title (relating to Facility Construction) for additional requirements for new construction, conversions of existing unlicensed buildings, remodeling, and additions. An existing unlicensed building is defined as any building (or portion thereof) which is not presently licensed as a nursing home.

Source Note: The provisions of this §19.300 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.301 Applicable Codes and Standards
(a) The facility must meet the applicable provisions of the 2000 edition of the Life Safety Code of the National Fire Protection Association (NFPA). The Life Safety Code is available for inspection at the Office of the Federal Register Information Center, Washington, D.C. Copies may be obtained from the NFPA, 1 Batterymarch Park, Quincy, Massachusetts 02169. The New Health Care Occupancies chapter of the Life Safety Code is applicable to new construction, conversions of existing unlicensed buildings, remodeling, and additions. The Existing Health Care Occupancies chapter of the Life Safety Code is applicable to existing nursing homes. Life safety features and equipment that have been installed in existing buildings which are now in excess of that required by the Life Safety Code must continue to be maintained or may be completely removed if prior approval is obtained from the Texas Department of Human Services (DHS).
(b) In addition to the Life Safety Code, facilities must meet any other codes and standards of the NFPA referenced by the Life Safety Code and those listed in this chapter, except as may be otherwise approved or required by DHS.

(c) The following codes, standards, or guidelines generally govern their subject areas for existing construction:

1. If the municipality has a building code and a plumbing code, those codes govern.
2. In the absence of municipal codes, nationally recognized codes must be used. To assure continuity, all nationally recognized codes, when used, must be publications of the same group or organization.
3. Heating, ventilating, and air-conditioning systems must be designed and installed in accordance with NFPA 90A and the Heating, Ventilating, and Air-Conditioning Guide of the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), except as may be modified in this subchapter.
4. Electrical and illumination systems must be designed and installed in accordance with NFPA 70 and the Lighting Handbook of the Illuminating Engineering Society (IES) of North America, except as may be modified in this subchapter.
5. Accessibility for individuals with disabilities must be designed and installed in accordance with the following laws: the Americans with Disabilities Act of 1990 (Public Law 101-336; Title 42, United States Code, Chapter 126); Title 28, Code of Federal Regulations, Part 35; Texas Civil Statutes, Article 9102; and Title 16, Texas Administrative Code, Chapter 68. Plans for new construction, substantial renovations, modifications, and alterations must be submitted to the Texas Department of Licensing and Regulation (Attn: Elimination of Architectural Barriers Program) for accessibility approval under Texas Civil Statutes, Article 9102.
6. Every building and portion thereof must be capable of sustaining all dead and live loads in accordance with accepted engineering practices and standards.
7. Each building must be classified as to building construction type for fire resistance rating purposes in accordance with NFPA 220 and the Life Safety Code.
8. Building insulation materials, unless sealed on all sides and edges in an approved manner with noncombustible material, must have a flame-spread rating of 25 or less when tested in accordance with NFPA 255 and NFPA 258.
9. All boilers not exempted by the Texas Health and Safety Code, §755.022, must be inspected and certified for operation by the Texas Department of Licensing and Regulation.

Source Note: The provisions of this §19.301 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779; amended to be effective May 1, 2004, 29 TexReg 3235

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.303 Emergency Power

(a) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits, equipment to maintain the fire detection, alarm, and extinguishing systems, and life-support systems if the normal electrical supply is interrupted. Emergency electrical services by generator or battery must be provided to comply with the provisions of the National Fire Protection Association (NFPA) 70. Battery systems must be capable of sustaining power for a duration of at least one and one-half hours.

1. Life safety systems must include:
   (A) illumination for means of egress, nurse stations, medication rooms, dining and living rooms, and areas immediately outside of exit doors;
   (B) exit signs and exit directional signs required by the Life Safety Code;
   (C) alarm systems, including fire alarms activated by manual stations, water flow alarm devices of sprinkler systems, fire and smoke detecting systems, and alarms required for nonflammable
medical gas systems if installed (where hospital-type functions are included in the nursing home facility, applicable standards apply); (D) task illumination and selected receptacles at any required or provided generator set location; (E) selected duplex receptacles, including receptacles in resident corridors, each resident-bed location where life-support electrical appliances are utilized, nurse stations, medication rooms, including biological refrigerator, if a generator is required or provided; (F) nurse calling systems; (G) resident room night lights where required; (H) elevator cab lighting, control, and communication systems; (I) all facility telephone equipment; and (J) those paging or speaker systems that are necessary for the communication plan for an emergency. Radio transceivers that are necessary for emergency use must be capable of operating for at least one hour upon total failure of both normal and emergency power. (2) Where critical systems are provided, there must be a delayed automatic connection. (3) The emergency lighting must be automatically in operation within 10 seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be a delayed automatic connection. Receptacles connected to emergency power must be of a uniform and distinctive color. Stored fuel capacity must be sufficient for not less than four-hour operation of required generator. (4) Emergency motor generator, if required or provided, must meet the following standards: (A) any emergency generator must be installed in accordance with NFPA 37 and NFPA 99; (B) generators located on the exterior of the building must be provided with a noncombustible protective cover or be protected as per manufacturer's recommendations; and (C) motor generators fueled by public utility natural gas must have the capacity to be manually or automatically switched to an alternate fuel source, as specified in NFPA 70. (5) Wiring for the emergency system must be in accordance with NFPA 70. (b) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in NFPA 99, Health Care Facilities) located on the premises. Source Note: The provisions of this §19.303 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective March 1, 2001, 26 TexReg 1171

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.304 Space and Equipment

(a) The facility must: (1) provide sufficient space and equipment in dining, health services, recreation, and program areas to enable staff to provide residents with needed services as required by these standards and as identified in each resident's plan of care; and (2) maintain all essential mechanical, electrical, and patient care equipment in safe operating condition. (b) A wing or area which is separated from the rest of the facility by locked doors for the purpose of securing residents must meet the requirements of §19.2208(a)(6) and (c)(1)-(10) of this title (relating to Standards for Certified Alzheimer's Facilities). (c) If children are residents of the facility, the facility must provide: (1) indoor and outdoor recreation areas designed to encourage exploration within the children's capabilities; and (2) pediatric equipment and supplies in appropriate size for the age and development level of the children. Pediatric emergency supplies and equipment must be readily available for use. Source Note: The provisions of this §19.304 adopted to be effective July 1, 1996, 21 TexReg 4408.
SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.305 Resident Rooms
Resident rooms must be designed and equipped for adequate nursing care, comfort, and privacy of residents.

(1) Bedrooms must:
(A) accommodate no more than four residents. The total number of beds in ward rooms with three or more beds must not exceed 50% of the total facility capacity in existing facilities unless approved by the Texas Department of Human Services (DHS).
(B) measure at least 80 square feet per resident in multiple resident bedrooms and at least 100 square feet in single resident rooms.
(C) have direct access to an exit corridor.
(D) be designed or equipped to assure full visual privacy for each resident. Appropriate measures must be taken through the use of cubicle curtains, screens, or procedures to protect the privacy and dignity of the residents. Curtains and screens must be rendered and maintained flame-retardant.
(E) in facilities initially certified after March 31, 1992, except in private rooms, have ceiling-suspended curtains for each bed, which extend around the bed to provide total visual privacy, in combination with adjacent walls and curtain (see paragraph (4) of this section).
(F) have at least one operable window to the outside which can readily be opened from the inside without the use of tools. The height of the window sill (opening) must not exceed 36 inches above the floor. The minimum area of windows in each bedroom must equal at least 8.0% of the room area. Operable window sections may be restricted to not more than six nor less than four inches for security or safety reasons if approved in writing by DHS. Each window must be provided with a flame-retardant shade, curtain, or blind.
(G) have a floor at or above grade level.

(2) The facility must provide each resident with:
(A) a separate bed of proper size and height for the convenience of the resident. The bed will be a minimum of 36 inches wide with a headboard of sturdy construction. Each bed must be provided with suitable bedspreads and blankets to assure the comfort and warmth of each resident, and must not be passed from resident to resident without first being laundered. The bed of each resident with physician’s orders for bedrails must have bedrails affixed to both sides of the bed;
(B) a clean, comfortable mattress with a moisture-proof cover, and a comfortable pillow;
(C) bedding appropriate to the weather and climate; and
(D) functional furniture appropriate to the resident’s needs including a comfortable chair, bedside cabinet, and individual closet space in the resident bedroom with at least 16 inches of hanging space, shelves for personal belongings accessible to the resident, and closeable door(s). Each bedroom must be provided with at least one noncombustible wastebasket.

(3) DHS may permit variations in requirements specified in paragraph (1)(A) and (B) of this section relating to rooms in individual cases when the facility demonstrates in writing that the variations:
(A) are required by the special needs of the residents; and
(B) will not adversely affect residents’ health and safety.

(4) The width and length of bedrooms and the arrangement of furniture must assure appropriate resident circulation, especially in relation to emergency evacuation and to usual wheelchair movement. Bedrooms should not be less than 10 feet in the smallest dimension. There must be at least 36 inches between beds and should be at least 18 inches between any bed and the adjacent parallel wall that restricts access by the resident (that is, bed sides should not have to be placed against a wall to meet other spacing requirements). Beds must not extend into the bedroom door opening, nor must any other piece of furnishing or equipment be located where it might preclude or inhibit the removal of any bed or closing and latching of the bedroom door in an emergency.

(5) Each bed must have access to a nurse-call device that is part of an electrical nurse-call system.
(6) Each bed must be provided with an appropriate, safe, durable, nonglare, permanently bed-mounted or wall-mounted reading-light fixture. The fixture must be wired in accordance with National Fire Protection Association (NFPA) 70. These fixtures should be mounted at least five feet, six inches above the floor. The switch must be within reach of a resident in the bed.

(7) At least one duplex receptacle must be provided for each bed. Other duplex receptacles must be provided as needed and/or as required by NFPA 70.

(8) Each bedroom must be assured of having general lighting, either by means of appropriate combination reading light or by means of separate fixture.

(9) For emergency separation from fire and smoke, bedroom doors must be maintained to close completely without dragging or binding, to latch securely, and to fit reasonably tight in the frame. The gap between the floor and the bottom of the closed door must not exceed 3/4 inch.

(10) Vacant bedrooms may not be used for hazardous activities or hazardous storage, unless specifically approved by DHS in writing.

(11) Bedrooms must be identified with a raised or recessed unique number placed on or near the door. Refer to §19.319(c) of this title (relating to Provisions for Persons with Disabilities) and §19.301(c)(5) of this title (relating to Applicable Codes and Standards).

(12) Residents must be permitted and encouraged to have personal possessions in their rooms that do not interfere with their care, treatment, or well-being, or that of other residents. Pediatric resident's rooms should be decorated and furnished in accordance with the age and developmental level of the children and as an expression of their individual preferences.

(13) Locks on bedroom doors are permitted when they meet definite patient needs, including the following situations:

(A) married couples whose rights of privacy could be infringed upon unless bedroom door locks are permitted;

(B) residents for whom the attending physician wants bedroom door locks to enhance their sense of security; and

(C) residents for whom restraint through confinement to their own rooms is necessary for their own and/or other persons’ safety.

(14) In situations such as those listed in paragraph (13) of this section, the following guidelines must be met:

(A) bedroom door locks for other than restraining purposes must be of the type which the occupant can unlock at will from inside the room;

(B) all bedroom door locks must be of the type which can be unlocked from the corridor side;

(C) attendants must carry keys which will permit ready accessibility to the locked bedrooms when entrance becomes necessary;

(D) bedroom doors which are locked for resident restraining purposes must be dutch-doors, with only the lower section locked. The upper part of the doorway must be open to permit visual supervision of the residents from the corridor. The dutch door should be easily unlocked by nurses and attendants. Resident restraints of any nature cannot be applied without orders from the attending physician. See §19.601 of this title (relating to Resident Behavior and Facility Practice).

(E) locking of bedroom doors by residents for privacy or security or by nursing facility staff for restraint (dutch door) will not be permitted except when specifically included in the attending physician’s written orders or authorized by the nursing facility administrator.

Source Note: The provisions of this §19.305 adopted to be effective July 1, 1996, 21 TexReg 4408

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.306 Toilet Facilities

Each resident room must be equipped with or located near toilet and bathing facilities.

(1) Bedrooms not provided with their own (or shared) direct-access toilets and baths must have general-use baths and toilets conveniently located for each sex.
(2) Bathtubs or showers must be provided at minimum rate of one for each 20 beds which are not otherwise served by bathing facilities directly accessible from resident bedrooms.
(3) In toilet facilities designed for multi-resident use, water closets must be separated in such a manner that they can be used independently and afford privacy. Toilet paper in a suitable dispenser must be provided within reach of each toilet.
(4) Water closets and lavatories must be provided at a minimum rate of one for each eight beds which are not otherwise served by fixtures directly accessible from resident bedrooms. A lavatory must be provided in or adjacent to each area having a water closet.
(5) Lavatories must be equipped with a mixer faucet and hot and cold water. Resident-use hot water must be provided within the temperature guidelines specified in §19.322(g) of this title (relating to Plumbing).
(6) There must be a sufficient number of toilet rooms and bathing areas designed to accommodate residents in wheelchairs, including sufficient space in or around fixtures. Proper heights, locations, and installations must be made for grab bars, and any mirrors and accessories provided.
(7) Grab bars and lavatories must be substantially anchored to withstand sustained and repeated downward and outward pressure. Grab bars must be provided at all resident water closets and bathing fixtures. New grab bar installations must meet the requirements of the Texas Department of Licensing and Regulation, Elimination of Architectural Barriers Section.
(8) Floors, walls, and ceilings must have a nonabsorbent, cleanable surface. Floors and tub or shower standing surfaces must be slip resistant.
(9) Doors to bathing and toilet facilities must be wide enough for safe and easy passage of residents in wheelchairs. Folding or sliding doors must not be used unless it can be established that no safety hazard exists.
(10) Keys to resident baths or toilets with privacy locks must be kept readily available to staff.
(11) Provision must be made for sanitary hand washing and drying by staff, visitors, or residents at each lavatory.
(12) Bathrooms and toilets rooms must have a negative air pressure in relation to adjacent areas with air exhausted through ducts to the exterior.
(13) Bathing areas must be provided with safe heating.
(14) Bathtubs, showers, and lavatories must be kept clean and in proper working order. They must not be used for laundering or for storage of soiled materials or for the cleaning of mops or brooms.
(15) Nurse-call devices must be provided at resident-use baths and toilets and be within easy reach of residents.
(16) Electrical outlets in wet areas must be provided with ground fault interrupters, excluding toilet rooms where there are no bathing units.

Source Note: The provisions of this §19.306 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.307 Resident Call System
(a) The nurse's station must be equipped to receive resident calls through a communication system from:
(1) resident rooms; and
(2) toilet and bathing facilities.
(b) The call cord does not have to be accessible in all parts of the room, but must be accessible to the resident. The system must be connected to on and off switches operable at each bed, toilet unit, and bathing unit.
(c) Each call entered into the system must activate a corridor dome light above the bedroom, bathroom, or toilet corridor door that opens onto a corridor.
(d) A visual signal at the nurses station must indicate the room from which the call was placed with an audible signal of sufficient amplitude to be clearly heard by nursing staff. The amplitude or pitch of the audible signal must not be irritating to residents or visitors.
(e) The system must be designed so calls entered into the system may be canceled only at the calling station. Intercom-type systems which meet this requirement are acceptable.

Source Note: The provisions of this §19.307 adopted to be effective July 1, 1996, 21 TexReg 4408

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.308 Dining and Resident Activities

(a) Requirements. The facility must provide one or more rooms designated for resident dining and activities. These rooms must be:

(1) well-lighted;
(2) well ventilated, with nonsmoking areas identified;
(3) adequately furnished; and
(4) sufficiently spacious to accommodate all activities.

(b) Resident living areas.

(1) Resident living areas such as living rooms, dayrooms, lounges, recreation rooms, and sunrooms must be provided to meet the needs of the residents' comfort. Combined living and dining areas should be not less than 19 square feet per bed, but must not be less than ten square feet per bed.

(2) No single room less than 100 square feet will be included as part of the acceptable total area required.

(3) At least one living area must have an outside window.

(4) Living areas must be provided with comfortable furniture of substantial construction and be appropriately decorated to provide a pleasant and comfortable environment for residents and visitors. Furnishings and decorations must not obstruct exits or ways of egress.

(5) Nonsmoking areas must be provided and identified.

(c) Dining areas. Dining space must be provided to adequately serve needs of the residents and provide an efficient, sanitary, and pleasant environment for dining.

Source Note: The provisions of this §19.308 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.309 Other Environmental Conditions

The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public.

(1) The facility must:

(A) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;

(B) have adequate outside ventilation by means of windows, mechanical ventilation, or a combination of the two;

(C) maintain an effective pest control program so that the facility is free of pests and rodents; and

(D) equip corridors with firmly secured handrails on each side on all walls 18 inches or greater. These rails must be substantially anchored to withstand downward force and must be mounted 33 to 36 inches from the floor.

(2) No occupancies or activities undesirable to the health, safety, or well-being of residents will be located in the facility.

(3) For pediatric residents, the environment must be the least restrictive allowable while remaining within the parameters of safety. All areas of the facility accessible to children must be "child proof" for safety hazards. This type of safety proofing is above the normal level of hazard control maintained for adult residents and includes the addition of safety covers on electrical outlets not in use which are accessible to children.

(4) In operations where there is a chance of cross-contamination, clean and soiled operations must be separated to lessen the chance of cross-contamination by facility employees, residents, and others. This separation must be in relation to traffic flow, air currents, air exhaust, water flow, vapors, and other conditions.
(5) An electric water cooler or water fountain must be accessible to residents. When new drinking fountains are provided, at least one must be installed to be accessible to persons in wheelchairs.

(6) Public toilet(s) with sanitary handwashing and drying provisions must be provided or designated.

(7) If deodorant is used for air-freshening purposes, the following procedures must apply:
   (A) deodorants or air fresheners are permitted provided the dispensing device is located where it is inaccessible to residents and patients;
   (B) these products are not used to cover odors resulting from poor housekeeping practices or unsanitary conditions;
   (C) these products are not used in excess;
   (D) there is no contra-indication on the label of the product indicating that the product should not be used in the presence of aged or ill persons; and
   (E) devices, such as ozone generators, ultra-violet generators, and smoke eliminators, must be approved by the Texas Department of Human Services.

Source Note: The provisions of this §19.309 adopted to be effective July 1, 1996, 21 TexReg 440

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.310 Site and Grounds

(a) Site grades must provide for positive surface water drainage so that there will be no ponding or standing water at or near the building that would present a hazard to health or provide a breeding site or harborage for carriers of disease.

(b) Outdoor activity, recreational, and sitting spaces must be provided for residents as space permits.

(c) Each facility must have parking spaces to satisfy the needs of residents, employees, staff, and visitors. Provisions must be made for handicapped parking and access into the building.

(d) Protection must be provided for resident safety from traffic or other site hazards by the use of appropriate methods, such as fences, hedges, retaining walls, railings, or other landscaping. This protection must not inhibit the free emergency egress to a safe distance away from the building.

(e) Auxiliary buildings located on the site within 20 feet of the main licensed structure and which contain hazardous operations or contents, such as laundries or storage buildings, must meet the same code requirements for safety as the main licensed structure.

(f) Other buildings on the site must meet the appropriate occupancy section or separation requirements of the Life Safety Code.

(g) All outside areas, grounds, and adjacent buildings on the site must be maintained in good condition and kept free of rubbish, garbage, and untended growth that may constitute a fire or health hazard.

(h) Enclosed exterior spaces, such as fenced areas, that are in a means of egress to a public way must meet the requirements of §19.2208(a)(6) of this title (relating to Standards for Certified Alzheimer's Facilities).

Source Note: The provisions of this §19.310 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.311 Fire Service and Access

(a) The facility must be served by a paid or volunteer fire department.

(1) The fire department must provide written assurance to the licensing agency that the fire department can respond to an emergency at the facility within an appropriately prompt time for the travel conditions involved.

(2) The facility must have an annual inspection by the local fire marshal and maintain documentation of such an inspection at the facility.

(b) The facility must be served by an adequate water supply that is satisfactory and accessible for fire department use as determined by the fire department serving the facility and by the Texas Department of Human Services (DHS).
(c) There must be at least one approved, readily accessible fire hydrant located within 300 feet of the building. The hydrant must be on a minimum six-inch service line, or else there must be an approved equivalent, such as a storage tank. The hydrant, its location, and service line, or equivalent must be approved by the local fire department and DHS.

(d) The building must have suitable fire lanes for access as required by local fire authorities and DHS.

**Source Note:** The provisions of this §19.311 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779

**SUBCHAPTER D** FACILITY CONSTRUCTION

**RULE §19.312 Means of Egress**

(a) Corridors and other means of egress must be kept clear of obstructions and must not be used for any purpose which would interfere with its use as an exit, such as for storage, vending machines, seating, or similar purposes. The corridor width must be maintained at all times.

(b) Ways of egress and exit signs must be illuminated at all times.

(c) In addition to the required normal and emergency illumination, the facility must keep on hand and readily available to night staff no less than one working flashlight per nurses station.

(d) Doors within the means of egress must not be equipped with a latch or lock which requires the use of a key or tool to open from the inside of the building. A latch or other fastening device on a door must be provided with a knob, handle, panic bar, or other simple type of releasing device with an obvious method of operation, even in darkness.

(e) A hold-open device must be installed on each exit door.

**Source Note:** The provisions of this §19.312 adopted to be effective July 1, 1996, 21 TexReg 4408.

**SUBCHAPTER D** FACILITY CONSTRUCTION

**RULE §19.313 Interior Finishes--Walls, Ceilings, and Floors**

(a) Interior finishes of walls and ceilings must have limited flame-spread rating as required by the Life Safety Code. Where new interior finishes of walls, ceilings, or floors are applied to existing facilities, the new finishes must meet the requirements for flame-spread ratings for new construction. Fire retardant paints or solutions must not be applied to new materials in an effort to meet flame-spread requirements for new construction. This description of interior finishes does not apply to furniture or accessories.

(b) Floors of the facility must be level, smooth, and free of any irregularities which might affect safety.

(c) Walls and ceilings not specifically described elsewhere in this chapter must be cleanable, maintained attractively, and in good repair.

(d) Walls and floors must be kept free of cracks. The joint between the walls and floors is to be maintained so as to be free of spaces which might harbor insects, rodents, or vermin.

**Source Note:** The provisions of this §19.313 adopted to be effective July 1, 1996, 21 TexReg 4408.

**SUBCHAPTER D** FACILITY CONSTRUCTION

**RULE §19.314 Fire Alarms, Detection Systems, and Sprinkler Systems**

Fire alarms, detection systems, and sprinkler systems must be as required by the Life Safety Code, the National Fire Protection Association (NFPA) 72, and NFPA 13.

(1) Components must be compatible and laboratory listed for the use intended.

(2) Wiring and circuitry for alarm systems must meet the applicable requirements for NFPA standards, including NFPA 70, for these systems.

(3) Fire alarm systems must be installed, maintained, and repaired by an agent having a current certificate of registration with the State Fire Marshal's Office of the Texas Commission on Fire Protection, in accordance with state law. A fire alarm installation certificate must be provided as required by the Office of the State Fire Marshal.

(4) Smoke detector sensitivity must be checked within one year after installation and every alternate year thereafter in accordance with NFPA 72. Documentation, including as-built
installation drawings, operation and maintenance manuals, and a written sequence of operation for systems installed after July 1, 2000, must be available for examination by the Texas Department of Human Services (DHS).

(5) The fire alarm system must be designed so that whenever the general alarm is sounded by activation of any device (such as manual pull, smoke sensor, sprinkler, or kitchen range hood extinguisher) the following will occur automatically:
(A) smoke and fire doors which are held open by an approved device must be released to close;
(B) air handlers (air conditioning/heating distribution fans) serving three or more rooms or any means of egress must shut down immediately;
(C) smoke dampers must close; and
(D) the alarm-initiating location must be clearly indicated on the fire alarm control panel(s) and all auxiliary panels.

(6) Consistent fire alarm bells or horns must be located throughout the building for audible coverage. Flashing alarm lights (visual alarms) must be installed to be visible in corridors and public areas including dining rooms and living rooms.

(7) A master control panel which indicates location of alarm and trouble conditions (by zone or device) must be visible at the main nurse station. All control panels must be listed in accordance with the provisions of the Underwriters Laboratories, Inc. (UL) for intended use, such as manual, automatic, and water-flow activation. Alarm and trouble zoning must be by smoke compartments and by floors in multi-story facilities.

(8) Remote annunciator panels, indicating location of alarm initiation by zone or device and common trouble signals, must be located at auxiliary or secondary nurses stations on each floor or major subdivision of single story facilities and indicate the alarm condition of adjacent zones and the alarm conditions at all other nurse stations.

(9) Manual pull stations must be provided at all exits, living rooms, dining rooms, and at or near the nurse stations.

(10) The NFPA 13 sprinkler system must be monitored for flow and tamper conditions by the fire alarm system.

(11) The kitchen range hood extinguisher must be interconnected with the fire alarm system. This interconnection may be a separate zone on the panel or combined with other initiating devices located in the same zone as the range hood is located.

(12) Partial sprinkler systems provided only for hazardous areas must be interconnected to the fire alarm system and comply with the Life Safety Code. Each partial system must have a valve with a supervisory switch to sound a supervisory signal, water-flow switch to activate the fire alarm, and an end-of-line test drain.

Source Note: The provisions of this §19.314 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.315 Portable Fire Extinguishers

Portable fire extinguishers must be provided and maintained to comply with the provisions of the National Fire Protection Association (NFPA) 10. This includes type of extinguishers (A, B, or C), location and spacing, mounting heights, monthly inspections by staff, yearly inspections by a licensed agent, any necessary servicing, and hydrostatic testing as recommended by the manufacturer.

(1) Extinguishers in resident corridors must be spaced so that travel distance is not more than 75 feet. The minimum size of extinguishers must be either 2 1/2 gallon for water type or five pound for ABC type.

(2) Extinguishers must be installed on supplied hangers or brackets or be mounted in cabinets approved by the Texas Department of Human Services (DHS).
(3) Extinguishers must be surface wall-mounted or recessed in cabinets where they are not subject to physical damage or dislodgement.
(4) Extinguishers having a gross weight not exceeding 40 pounds must be installed so that the top of the extinguisher is not more than five feet above the floor. Extinguishers with a gross weight greater than 40 pounds must be installed so the top of the extinguisher is not more than 3-1/2 feet above the floor. The clearance between the bottom of the extinguisher and the floor must not be less than four inches.
(5) Portable extinguishers provided in hazardous rooms must be located as close as possible to the exit door opening and on the latch (knob) side.
(6) Staff must be appropriately trained in the use of each type of extinguisher in the facility.

Source Note: The provisions of this §19.315 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.316 Subdivision of Building Spaces--Smoke Barriers
(a) Subdivision of building spaces must be as required by the Life Safety Code.
(b) The facility must maintain the integrity of smoke barrier walls, including those parts of walls in attics and other concealed spaces.
(c) The facility must maintain the integrity of smoke dampers in air ducts.
(d) Ducts with smoke dampers must have maintenance panels for inspection. The maintenance panels must be removable without tools. Means of access must also be provided in the ceiling or side wall to facilitate smoke damper inspection readily and without obstruction. Location of dampers must be identified on the wall or ceiling of the occupied area below.

Source Note: The provisions of this §19.316 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.317 Elevators and Escalators
Elevators must comply with the provisions of the Life Safety Code and American National Standard Institute Safety Code for Elevators and Escalators (ANSI/ASME A17.1). Elevators are required for buildings having residents’ facilities, such as bedrooms, dining, or recreation areas; or services, such as diagnostic or therapy, located on other than the main entrance floor. Passenger elevators and escalators must be inspected by a qualified agent at least every six months. Freight elevators must be inspected every 12 months.

Source Note: The provisions of this §19.317 adopted to be effective July 1, 1996, 21 TexReg 44

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.318 Other Rooms and Areas
(a) Nurses station. A nurses station is an area designated as the focal point on all shifts for the administration and supervision of resident-care activities for a designated number of resident bedrooms.
(1) All resident bedroom corridors must be observable by direct line of sight or by mechanical means from a designated nurses station or auxiliary station. There must be at least one nurses station per floor in multi-storied buildings.
(2) If all resident bedroom corridors are observable by direct line of sight from inside the nurses station or from within 24 inches of the counter or hall of the nurses station, no auxiliary stations are required, even if resident bedrooms are more than 150 feet from the nurses station.
(3) When resident bedrooms are more than 150 feet from the nurses station and the adjacent corridors are not observable from the station by direct line of sight, an auxiliary station must be established and used.
(4) All corridors adjacent to resident bedrooms that are more than 150 feet from a designated nurses station or auxiliary station must be observable by direct line of sight from the designated nurses station or auxiliary station. Corridors located in the service area of an auxiliary station must be observable, as described in paragraphs (2) and (3) of this subsection, at the auxiliary station.
(5) The 150-foot limitation described paragraphs (2)-(4) of this subsection may be increased to 165 feet in facilities or additions to facilities completed before August 10, 1983.

(b) Auxiliary station. Each auxiliary station must include a work area in which nursing personnel can document and maintain resident data, even if the facility’s initial decision is to maintain clinical records at the nurses station.

(1) Auxiliary stations must be staffed by nursing personnel during all shifts.
(2) More than one auxiliary station may be assigned to a designated nurses station, regardless of the distance between stations. More than one corridor may be observed by mechanical means from a designated nurses station or auxiliary station.
(3) A nurse call system, located in the service area or a designated auxiliary station, must register calls at the nurses station to which it is assigned.
(4) Each auxiliary station must have an emergency electrical source adequate to power lights at the station.
(5) Medications and clinical records may be maintained at an auxiliary station.
(6) If a required auxiliary station does not already exist and the facility must establish a new auxiliary station, all applicable standards, particularly those pertaining to the physical plan and the Life Safety Code, must be observed. All renovations and structural changes require prior approval from the Texas Department of Human Services (DHS).
(7) All new construction completed after August 10, 1983, must allow direct line-of-sight observation of all resident bedroom corridors from the nurses station or auxiliary station.

(c) Mechanical means for resident observation.

(1) The nursing facility may use mechanical means, such as closed-circuit television and mirrors, to observe residents in the facility.
(2) Closed-circuit television monitoring systems must meet the following criteria:
   (A) The camera(s) must be placed to view the entire corridor length, without any "blind spots."
   (B) The camera(s) must be capable of providing recognizable images, in minimum and maximum light levels, for the complete viewing area.
   (C) The monitor(s) must be installed and be clearly visible to persons in the nurses station or auxiliary station who are assigned to the area monitored by the camera.
   (D) The system must be supplied with emergency power that enables the system to function during electrical service failures.
   (E) Each camera must have its own separate monitor.
   (F) If they perform the minimum basic functions specified in subparagraphs (A)-(D) of this paragraph, television monitoring systems installed before March 1984 may remain in service until the equipment is replaced or the system is expanded. Replacement systems or new component equipment must satisfy subparagraphs (A)-(E) of this paragraph.
(3) Mirrors must meet the following criteria:
   (A) The mounting height of the mirror must be no less than six feet and eight inches from the floor to the bottom of the mirror.
   (B) The mirror(s) must not extend more than 3-1/2 inches from the face of the corridor wall, unless the bottom of the mirror is more than seven feet and six inches above the floor.
   (C) The mirror image must be clear enough that individuals can be recognized, in minimum and maximum light levels, throughout the viewing area.
(4) The monitoring systems described in this section must not be used to deny privacy to staff or residents.

(d) Resident call system. Each nurses station must be equipped to register residents’ calls through a communication system from resident areas. See §19.307 of this title (relating to Resident Call System) for specific requirements.

e) Medication storage area. There must be sufficient, lockable, enclosed medicine storage spaces, medicine room, or medication cart. The medication storage area must be furnished with a
refrigerator. There must be sufficient space available for a medication preparation area equipped with a sink having hot and cold water. When not in use, the medication cart must be secured in a designated area. Only authorized personnel must have access to the medication storage area and the medication cart. Medication storage and preparation areas must be adequately ventilated and temperature controlled. See §19.1501 of this title (relating to Pharmacy Services).

(f) Clean utility room. A clean utility room must be provided and must contain a sink with hot and cold water. It must be part of a system for storage and distribution of clean and sterile supply materials and equipment.

(g) Soiled utility room. A soiled utility room must be provided and contain a flushing fixture and a sink with hot and cold water. It must be part of a system for collection and cleaning or disposal of soiled utensils or materials.

(h) Soiled linen room. Soiled linen rooms must be provided as needed commensurate with the type of laundry system used. In relation to adjacent areas, a negative air pressure must be provided with air exhausted through ducts to the exterior. Air must be exhausted continually whenever there are soiled linens in the room. A soiled linen room may be combined with a soiled utility room.

(i) Clean linen storage. Clean linen storage must be provided, conveniently located to resident bedroom areas.

(j) Kitchens.

(1) Nursing facility kitchens will be evaluated on the basis of their performance in the sanitary and efficient preparation and serving of meals. Consideration will be given to planning for the type of meals served, the overall building design, the food service equipment, arrangement, and the work flow involved in the preparation and delivery of food. Evaluation will be based on the number of meals served.

(2) Kitchen temperature, at peak load, must not exceed a temperature of 85 degrees Fahrenheit measured over the room at the five foot level. Sufficient heating must be provided to maintain an average temperature of not less than 70 degrees Fahrenheit in winter (with exhausts operating) at the five-foot level.

(3) The kitchen must have operational equipment for preparing and serving meals and for refrigerating and freezing of perishable foods, as well as equipment in, and/or adjacent to, the kitchen or dining area for producing ice.

(4) The kitchen must have facilities for washing and sanitizing dishes and cooking utensils. These facilities must be adequate for the number of meals served and the method of serving (such as use of permanent or disposable dishes). The kitchen must contain a multi-compartment sink large enough to immerse pots and pans. In all facilities, a mechanical dishwasher is required for sanitizing dishes. Separation of soiled and clean dish areas must be maintained, including air flow and traffic flow.

(5) The kitchen must have an adequate supply of hot and cold water. Hot water for sanitizing purposes must be 180 degrees Fahrenheit or the manufacturer's suggested temperature for chemical sanitizers, as specified for the system in use. For mechanical dishwashers, the temperature measurement is at the manifold. Hot water for general kitchen use must be 140 degrees Fahrenheit.

(6) A kitchen must have at least one handwashing lavatory in the food-preparation area. The dish washing area must have ready access to a handwashing lavatory or hand sanitizing device. Handwashing lavatories must be provided with hot and cold running water, a sanitary soap dispenser, and paper towel dispenser (or hot air dryer).

(7) Nonabsorbent smooth finishes or surfaces must be used on kitchen floors, walls, and ceilings. These surfaces must be capable of being routinely sanitized to maintain a healthful environment.

(8) A janitor’s closet with service sink must be easily and readily accessible to the kitchen.

(9) Kitchen exhaust hood at cooking equipment and its attached automatic chemical extinguisher must comply with National Fire Prevention Association (NFPA) 96. DHS may waive certain details
of NFPA 96 for existing kitchen exhausts at cooking equipment provided that basic function and safety are not compromised.

(k) Food storage areas.
(1) Food storage areas must provide for storage of a seven-day minimum supply of nonperishable staple foods and a two-day supply of perishable foods at all times.
(2) Shelves and pallets must be moveable wire, metal, or sealed lumber, and walls must be finished with a nonabsorbent finish to provide a cleanable surface.
(3) Dry food storage must have a venting system to provide for reliable positive air circulation.
(4) The maximum room temperature for food storage must not exceed 85 degrees Fahrenheit at all times. The measurement must be taken at the five-foot level.
(5) Foods must not be stored on the floor. Dunnage carts or pallets may be used to elevate foods not stored on shelving.
(6) Sealed containers must be provided for storing dry foods after the package seal has been broken.
(7) Food storage areas may be located apart from the food preparation area as long as there is space adjacent to the kitchen for necessary daily usage.
(l) Auxiliary serving kitchens (those not contiguous to food preparation and serving areas).
(1) Where service areas other than the kitchen are used to dispense foods, these must be designated as food service areas and must have equipment for maintaining required food temperatures while serving.
(2) Separate food service areas must have handwashing facilities as a part of the food service area.
(3) Finishes of all surfaces except ceilings must be the same as those required for dietary kitchens.

(m) Administrative and public areas. Facilities must have administrative area(s) for normal business transactions and maintenance of records.

(n) Laundry.
(1) Laundry facilities must be located in areas separate from resident rooms. The laundry must be designed, constructed, and equipped and appropriate procedures must be utilized to assure that laundry is handled, cleaned, and stored in a sanitary manner.
(2) Laundry for general linen and clothing must be arranged so as to separate soiled and clean operations as they relate to traffic, handling, and air currents. Suitable exhaust and ventilation must be provided to prevent air flow from soiled to clean areas.
(3) Floors, walls, and ceilings must be nonabsorbing and easily cleanable.
(4) Soiled linen must be stored and/or transported in closed or covered containers. Soiled linen storage or holding rooms must have a negative air pressure in relation to adjacent areas with air exhausted through ducts to the exterior.
(5) Laundry areas must have air supply and ventilation to minimize mildew and odors. Doors must not remain open, for sanitation and safety reasons.
(6) Room size, and number and type of appliances must provide efficient, sanitary, and timely laundry processing to meet the needs of the facility.
(7) The laundry, if located in the facility, must meet Life Safety Code requirements for separation and construction for hazardous areas.
(o) Resident-use laundry. This service, if provided, must be limited to not more than one residential type washer and dryer per laundry room. This room must be classified as a hazardous area according to the Life Safety Code.
(p) Personal grooming area. Space and equipment must be provided for the care and grooming needs of the residents. Hair care and grooming service will be provided in resident bedrooms or in designated areas which are not in a way of egress.
(q) Storage rooms. General and/or specific storage areas must be provided as needed and required for safe and efficient operation of the facility. Items must not be stored in inappropriate places such
as corridors or rooms which are not equipped for special hazard protection. (r) Janitor closets. In addition to the janitors' closet called for in certain departments, other janitors' closets must be provided throughout the facility to maintain a clean and sanitary environment. All janitor closets must have a negative air pressure in relation to adjacent areas with air exhausted through ducts to the exterior.

Cont’d...

**SUBCHAPTER D FACILITY CONSTRUCTION**

**RULE §19.319 Provisions for Persons with Disabilities**

New facilities and additions must meet the requirements of the Texas Department of Licensing and Regulation, Elimination of Architectural Barriers Section. Existing facilities must meet the requirements of the Americans with Disabilities Act and must, at a minimum, comply with the following:

1. The facility must provide and mark at least one parking space for persons with disabilities.
2. The facility must provide wheelchair access into the building by use of ramps and curb breaks. Ramps must not slope more than 1:12 (one unit of rise to 12 units of run).
3. Room identification signs or letters must be installed four feet six inches to five feet above finished floor and located on the corridor walls adjacent to the latch side of the door jamb. Letters or numbers on signs must be raised or recessed at least 1/32 inch minimum. Characters must be at least 5/8 inch in height and no higher than two inches.
4. Grab bars at toilet and bathing units must be 1-1/4 inch to 1-1/2 inch in diameter.
5. Toilet facilities must be available and of sufficient size to accommodate wheelchairs. There must be at least one public wheelchair-accessible restroom.
6. Water closet seat height in toilet facilities for persons with disabilities must be 17 to 19 inches from floor.
7. Mirrors and dispensers for persons with disabilities must be no higher than 40 inches above the floor.
8. Drinking fountains or coolers must meet American National Standards Institute (ANSI) A117.1 (that is, up front spout and controls no more than 36 inches from floor maximum). Fountains existing at the time of this publication do not have to be altered.
9. Public telephones, if provided, must meet ANSI A117.1. Mounting height must not exceed 48 inches to coin slot.

**Source Note:** The provisions of this §19.319 adopted to be effective July 1, 1996, 21 TexReg 4408.

**SUBCHAPTER D FACILITY CONSTRUCTION**

**RULE §19.320 Lighting and Illumination**

Current recommendations of the Illumination Engineering Society of North America must be followed to achieve proper illumination characteristics and lighting levels throughout the facility. Minimum illumination must be ten foot candles in resident rooms and 20 foot candles in corridors, nurses stations, dining rooms, lobbies, toilets, bathing facilities, laundries, stairways, and elevators. Illumination requirements for these areas apply to lighting throughout the space and should be measured at approximately 30 inches above the floor anywhere in the room. Minimum illumination for overbed reading lamps, medication preparation or storage areas, kitchens, and nurse's station desks must be 50 foot candles. Illumination requirements for these areas apply to the task performed and should be measured on the task.

**Source Note:** The provisions of this §19.320 adopted to be effective July 1, 1996, 21 TexReg 4408.

**SUBCHAPTER D FACILITY CONSTRUCTION**


(a) The heating system must be capable of maintaining a temperature of not less than 71 degrees Fahrenheit at the resident level in all resident-use areas.

1. Auxiliary heating devices permanently installed, such as heat strips in ducts, electric ceiling-mounted heating units, and electric baseboards, may be used to augment a central heating system.
as approved by the Texas Department of Human Services (DHS). See §19.705 of this title (relating to Environment).
(2) All gas heating systems must be checked annually for proper operation and safety by persons who are licensed or approved by the State of Texas to inspect such equipment. A record of this service must be maintained by the facility. Any unsatisfactory condition must be corrected promptly.
(b) The cooling system must be capable of maintaining a temperature suitable for the comfort of the residents in resident-use areas.
(c) Air flow must be directed or adjusted so that a resident is not in direct drafts that could be harmful to the health and comfort of the resident.
(d) Unvented heating units and portable heaters are prohibited.
(e) The facility must be well ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel must be provided with functioning mechanical ventilation to change the air on a basis commensurate with the room usage. Air systems must provide for the induction and mixing of at least 10% outside fresh air into the facility unless otherwise approved by DHS; that is, 100% continuous recirculation of interior air in most areas is not acceptable. When certain rooms or areas are dependent on a central air system for proper ventilation, including exhaust, that central air system fan must run continuously.
(f) Operable outside windows must be provided with insect screens. Outside doors must be self-closing to control entry of insects. All exterior doors must be effectively weather stripped.
(g) Heating and air conditioning systems must be provided with clean and effective air filters.
(h) Ducts and piping subject to surface condensation must be insulated to prevent condensation at least in areas which may affect sanitation or cause building deterioration.
(i) A comfortable temperature for residents when bathing must be provided.
(j) Heating, ventilating, and air conditioning systems must comply with the provisions of applicable National Fire Prevention Association (NFPA) standards. Ducts are to be of a Class A material (noncombustible). Combustion air for gas-fired equipment must be ducted from the exterior.
(k) Air flow must be designed to prevent cross contamination within any area where applicable, such as laundries and kitchens, as well as the system or facility as a whole.
(l) In relation to adjacent areas, a positive air pressure must be provided for clean utility rooms, clean linen rooms, and medication rooms. Conditioned supply air must be introduced into these rooms.
(m) In relation to adjacent areas, a negative air pressure must be provided for soiled utility rooms, soiled laundry rooms, bathrooms, toilets, and other odor-producing rooms. Air from these rooms must not be recirculated, but instead must be exhausted through ducts to the exterior by effective means.
(n) Facility temperature must be maintained for the comfort of residents.
Source Note: The provisions of this §19.321 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.322 Plumbing

(a) If the municipality has a plumbing code, that code must be used as a basis for determining the correctness of plumbing installation. In the absence of a municipal code, a nationally recognized plumbing code must be used.
(b) The water supply must be of safe, sanitary quality, suitable for use, and adequate in quantity and pressure. The water must be obtained from a water supply system, the location, construction, and operation of which are approved by the Texas Natural Resource Conservation Commission.
(c) Sewage must be discharged into a state-approved sewerage system or the sewage must be collected, treated, and disposed of in accordance with applicable Texas Natural Resource Conservation Commission rules and regulations.
(d) The wastewater drainage and sewage system must assure that sanitation is maintained for residents. Wastewater or sewage must not be discharged on the surface of the ground. Traps must not be allowed to lose their seal. Appliances must have air gaps as required for connections to the sewerage system. Venting must assure a rapid flow of wastewater in the sewage system.
(e) The interior cold water supply system and piping must be so placed or so insulated as to prevent condensation drip in habitable areas and in storage areas.
(f) Backflow preventers or vacuum breakers must be installed with any water supply fixture where the outlet or attachments may be submerged.
(g) Resident-use hot water must be reliably controlled, such as by thermostatic or mixing valves, to not exceed 110 degrees Fahrenheit and not less than 100 degrees Fahrenheit at each fixture.
(h) Hot water for other usages must be provided at the temperatures required for the appliance or fixture or for the operation involved, such as dishwashing and laundry.
(i) The supply quantity of hot water must be adequate for normal peak load usage. Facilities which continue to experience a shortage of hot water must remedy the situation by such means as adding storage tanks, adding or increasing the size of water heaters, or other approved means.
(j) Water heaters must be equipped with pressure temperature relief valves.

Source Note: The provisions of this §19.322 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.323 Housekeeping Services
(a) The facility must provide sufficient housekeeping and maintenance personnel, equipment, and supplies to maintain the interior, exterior, and grounds of the facility in a safe, clean, orderly, and attractive manner. In a nursing facility, an employee must be designated as responsible for housekeeping services.
(b) Occupied resident rooms must be cleaned and put in order at least daily.
(c) Storage areas must be kept safe and free from accumulations of extraneous materials such as refuse, discarded furniture, and newspapers. Combustibles, such as cleaning rags and compounds, must be kept in closed metal containers and labeled.
(d) Attics, mechanical rooms, boiler rooms, and other similar areas must not be used for storage purposes.
(e) All bleaches, detergents, disinfectants, insecticides, and other poisonous substances must be kept in a safe place accessible only to employees. They must not be kept in containers previously containing food or medicine. Containers must be labeled.

Source Note: The provisions of this §19.323 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.324 Pest Control
(a) An effective, safe, and continuing pest control system against insects, rodents, and vermin must be in operation in the facility. Pest control services must be provided by nursing facility personnel or by contract with a licensed pest control company. Care must be taken to use the least toxic and least flammable effective insecticides and rodenticides. These compounds must be stored in nonfood preparation and storage areas. Poisons must be under lock.
(b) The facility must protect against harborages and entrances for insects, rodents, and vermin. Outside doors must be self-closing to control entry of pests.
(c) Garbage and trash must be stored in enclosed containers, protected against leakage, contact with disease carriers, and access to animals. It must be stored in areas separate from those used for the preparation and storage of food and must be removed from the premises in conformity with state and local practices. Garbage and trash containers must be maintained free of accumulations and coatings of garbage. Garbage storage areas must be kept clean and in a state of good repair.
Source Note: The provisions of this §19.324 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.325 Linen

(a) The nursing facility must have available at all times a quantity of linen essential for the proper care and comfort of residents. Linens must be handled, stored, and processed so as to control the spread of infection.

(b) Linen will be maintained in good repair.

(c) Linen must be washed, dried, stored, and transported in a manner which will produce hygienically clean linen. The washing process must have a mechanism for soil removal and bacteria kill.

(d) Clean linen must be stored in a clean linen area easily accessible to the personnel.

(e) Clean towels and washcloths must be provided to each resident as needed or desired. Towels and washcloths must be stored in a sanitary manner between uses by the resident and must not be used by more than one resident between launderings.

(f) Soiled linen and clothing must be stored separately from clean linen and clothing. Soiled linen and clothing must be stored in well ventilated areas, and must not be permitted to accumulate in the facility. Soiled linen and clothing must be transported in accordance with procedures consistent with universal precautions. Bags or containers must not be reused to transport or store clean items.

(g) Soiled linen must not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, corridors, kitchens, or food storage areas, except soiled linen and clothing which is not contaminated with blood may be rinsed in a resident’s bathroom water closet.

(h) Resident’s personal clothing that is not soiled with body wastes may be stored in a closed container in the resident’s closet. The clothing must be collected and cleaned at least weekly.

(i) Facility staff must wash their hands both after handling soiled linen and before handling clean linen.

Source Note: The provisions of this §19.325 adopted to be effective July 1, 1996, 21 TexReg 440

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.326 Safety Operations

(a) The facility must have a written emergency preparedness and response plan. Procedures to be followed in an internal or external disaster should be attached to the plan. The plan must address, at a minimum, the eight core functions of emergency management, which are: direction and control; warning (how the facility will be notified of emergencies and who they will notify); communication (with whom and by what mechanism); sheltering arrangements; evacuation (destinations, routes); transportation; health and medical needs; and resource management (supplies, staffing, emergency equipment, records). Plans should address those natural, technological, and man-made emergencies that could affect the facility and must be coordinated with the local emergency management coordinator. Information about the local emergency management coordinator may be obtained from the office of the local mayor or county judge.

(1) The facility must maintain the plan and procedures at the nurses station and with department managers within the facility. The facility must ensure that the plan and procedures are reviewed at least annually. Changes in administrator, construction, or emergency phone numbers will require the facility to review and possibly modify the disaster plan. All reviews of disaster plans must be documented.

(2) The facility must include in the disaster plan, evacuation routes and procedures to be followed in the event of fire, explosion, or other disaster. The plan must also include procedures for the prompt transfer of casualties, clinical records, medications, and notification of appropriate persons.

(3) All employees must be familiar with the disaster plan and must be instructed in the location and use of the facility’s alarm systems, fire-fighting equipment, and procedures. The facility must post fire and explosion evacuation routes prominently throughout the facility. The facility must have a fire safety plan within the disaster plan. The fire safety plan must be rehearsed quarterly on each
shift with at least one rehearsal conducted each month. A comprehensive fire drill report form must be completed for each rehearsal of the fire safety plan.

(4) In smaller, simple, one story buildings where all exits are obvious, the Texas Department of Human Services (DHS) may not require the posting of evacuation routes.

(5) The facility must have an emergency contingency plan to ensure the residents’ comfort and safety, including the provision of potable water.

(6) Emergency telephone numbers must be clearly posted on or near each phone. Emergency telephone numbers must include the local fire department, ambulance, and police.

(b) The facility must report all fires to DHS on the Fire Report for Long Term Care Facilities Form within 15 days after the fire. The facility must immediately notify DHS by phone of disasters or any fires which caused death or serious injury. Telephone reports must be followed by written reports. Failure of the fire alarm, emergency power, or sprinkler system will require that all facility staff be informed of conditions, and the facility must take special precautions such as establishing a fire watch, appropriate to the situation. These situations must be reported to the local fire authority.

(c) Severe weather drills and other emergency drills must be held as needed and as called for by the facility’s policy and procedure manual.

(d) The fire alarm and sprinkler systems must be inspected and tested at least once every three months by a licensed agent. Each quarterly inspection and test must be of the complete system, including smoke dampers and individual sprinkler heads. A standard report form of the inspection must be completed by the agent and kept on file by the facility. The report must include the signature of the person making the inspection and the date of the inspection. The facility must maintain a current contract on file for the services of the inspecting company.

(e) The facility may, at its own discretion, make simple periodic tests of the basic fire alarm system, such as by activating a manual-pull station, particularly when conducting required fire drills. At any time the facility staff verifies or suspects some malfunction of the system, the condition must be immediately investigated and corrected.

(f) Emergency generators, if required or provided, must be maintained in operating condition at all times.

(1) Generators must be inspected and run, under load, for at least 30 minutes each week. A signed or initialed record or log must be kept on file by the facility. The log should document maintenance performed, time taken to transfer load, and length of run times.

(2) The condition and proper operation of the emergency egress lighting also should be checked at this time.

(3) If duplex receptacles are not available at resident bed locations where patient-care-related electrical appliances are in use, a facility must demonstrate that it can provide the diagnostic, therapeutic, or monitoring benefits of the patient-care-related electrical appliances through alternative means in the event of a power outage.

(g) A functional test must be conducted on every required battery emergency lighting system at 30-day intervals for a minimum of 1/2 hour. An annual test must be conducted for a one and 1/2 hour duration. Equipment must be fully operational for the duration of the test. Written records of testing must be kept in the facility for inspection by the authority having jurisdiction.

(h) Automatic, fixed, dry-chemical extinguishers mounted in kitchen range hoods must be inspected and serviced by a licensed agent (type A license with the State Fire Marshal’s office) at least once every six months. A written, signed report must be left on file with the facility. The hood, exhaust ducts, and filters must be kept clean and free of accumulated grease.

(i) Portable fire extinguishers must be visually inspected monthly by facility staff and must have maintenance provided annually by a licensed agent in accordance with National Fire Prevention Association (NFPA) 10. A record of the annual maintenance must be kept in the facility. Portable extinguishers must be protected from damage and must be kept on their mounting brackets or in cabinets at all times.
(j) Facilities using gas must have the gas piping lines from the meter and appliances tested for leaks annually by a qualified person. A written, signed report must be made of these tests and kept on file. Any unsatisfactory conditions must be noted and corrected promptly.

(k) Smoking policies must be adopted and enforced by the facility. The policies must comply with all applicable codes, regulations, and standards, including local ordinances. The facility is responsible for informing residents, staff, visitors, and other affected parties of smoking policies through distribution and/or posting. The facility is responsible for enforcement of smoking policies. Smoking must be prohibited in any room, ward, or compartment where flammable liquids, combustible gas, or oxygen are used or stored and in any other hazardous locations. These areas must be posted with "No Smoking" signs.

(l) No storage is permitted in rooms with gas-fired equipment. Bulk storage of volatile or flammable liquids or materials is not allowed anywhere within the building.

(m) Medical equipment, carts, wheelchairs, tables, furniture, dispensing machines, and similar physical objects, must not be stored in corridors or other ways of egress.

(n) Smoke doors, fire doors, and doors to hazardous rooms must be kept closed and must not be propped or wedged open. Only approved devices such as alarm-activated electromagnetic hold-open devices may be used to hold these doors open, except doors to rooms classified as severe hazard.

(o) Electrical extension cords must not be used on a permanent or semi-permanent basis as a substitute for approved wiring methods. Approved electrical receptacles must be provided in quantity and location for the normal use of appliances.

(p) All abandoned utilities such as electrical wiring, ducts, and pipes, must be removed from the facility when no longer usable.

**Source Note:** The provisions of this §19.326 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective March 1, 1998, 23 TexReg 1314; amended to be effective August 1, 2000, 25 TexReg 6779; amended to be effective March 1, 2001, 26 TexReg 1171

**SUBCHAPTER D FACILITY CONSTRUCTION**

**RULE §19.330 Construction and Initial Survey of Completed Construction**

(a) Construction phase.

(1) DADS Regulatory Services Division in Austin, Texas, must be notified in writing of construction start.

(2) All construction must be done in accordance with minimum licensing requirements. It is the sponsor’s responsibility to employ qualified personnel to prepare the contract documents for construction of a new facility or remodeling of an existing facility. Contract documents for additions and remodeling and for the construction of an entirely new facility must be prepared by an architect licensed by the Texas State Board of Architectural Examiners. Drawings must bear the seal of the architect. Certain parts of contract documents (including final plans, designs, and specifications) must bear the seal of a licensed professional engineer approved by the Texas Board of Professional Engineers to operate in Texas or, as permitted by subsections (b)(12) and (15) of this section, signed by a Responsible Managing Employee or Alarm Planning Superintendent licensed by the State Fire Marshal’s Office. These certain parts include sheets and sections covering structural, electrical, mechanical, sanitary, and civil engineering.

(A) Remodeling is the construction, removal, or relocation of walls and partitions, the construction of foundations, floors, or ceiling-roof assemblies, the expanding or altering of safety systems (including, but not limited to, sprinkler, fire alarm, and emergency systems), or the conversion of space in a facility to a different use.

(B) General maintenance and repairs of existing material and equipment, repainting, applications of new floor, wall, or ceiling finishes, or similar projects are not included as remodeling, unless as a part of new construction. DADS must be provided flame spread documentation for new materials applied as finishes.
(b) Contract documents.
(1) Site plan documents must include grade contours; streets (with names); north arrow; fire hydrants; fire lanes; utilities, public or private; fences; unusual site conditions, such as ditches, low water levels, other buildings on-site; and indications of buildings five feet or less beyond site property lines. Site plan documents for nursing facilities may include the developed landscaping plan for resident use as called for in §19.332(f) of this chapter (relating to Location and Site).
(2) Foundation plan documents must include general foundation design and details.
(3) Floor plan documents must include room names, numbers, and usages; resident care areas; doors (numbered) including swing; windows; legend or clarification of wall types; dimensions; fixed equipment; plumbing fixtures; and kitchen basic layout; and identification of all smoke barrier walls (outside wall to outside wall) or fire walls.
(4) For both new construction and additions or remodeling to existing buildings, an overall plan of the entire building must be drawn or reduced to fit on an 8 1/2 inch by 11 inch sheet.
(5) Schedules must include door materials, widths, types; window materials, sizes, types; room finishes; and special hardware.
(6) Elevations and roof plan must include, but is not limited to, exterior elevations, including material note indications and any roof top equipment, roof slopes, drains, and gas piping, and interior elevations where needed for special conditions.
(7) Details must include wall sections as needed (especially for special conditions); cabinet and built-in work, basic design only; cross sections through buildings as needed; and miscellaneous details and enlargements as needed.
(8) Building structure documents must include structural framing layout and details (primarily for column, beam, joist, and structural frame building); roof framing layout (when this cannot be adequately shown on cross section); cross sections in quantity and detail to show sufficient structural design and structural details as necessary to assure adequate structural design, also calculated design loads.
(9) Electrical documents must include electrical layout, including lights, convenience outlets, equipment outlets, switches, and other electrical outlets and devices; service, circuiting, distribution, and panel diagrams; exit light system (exit signs and emergency egress lighting); emergency electrical provisions (such as generators and panels); and similar systems (such as control panel, devices, and alarms); a nurse call system; and sizes and details sufficient to assure safe and properly operating systems.
(10) Plumbing documents must include plumbing layout with pipe sizes and details sufficient to assure safe and properly operating systems, water systems, sanitary systems, gas systems, other systems normally considered under the scope of plumbing, fixtures, and provisions for combustion air supply.
(11) Heating, ventilation, and air-conditioning (HVAC) documents must include sufficient details of HVAC systems and components to assure a safe and properly operating installation including, but not limited to, heating, ventilating, and air-conditioning layout, ducts, protection of duct inlets and outlets, combustion air, piping, exhausts, and duct smoke and/or fire dampers; and equipment types, sizes, and locations.
(12) Fire sprinkler system plans and hydraulic calculations, must be designed in accordance with the applicable sections of the National Fire Protection Association (NFPA) 13, and signed by a Responsible Managing Employee, licensed by the State Fire Marshal’s Office, or sealed by a licensed professional engineer.
(13) Other layouts, plans, or details as may be necessary for a clear understanding of the design and scope of the project; including plans covering private water or sewer systems must be reviewed by the local health or wastewater authority having jurisdiction.
(14) Specifications must include installation techniques, quality standards and/or manufacturers, references to specific codes and standards, design criteria, special equipment, hardware, painting, and any others as needed to amplify drawings and notes.

(15) Fire detection and alarm system working plans must be designed in accordance with the applicable sections of the National Fire Alarm and Signaling Code, NFPA 72, and the National Electric Code, NFPA 70, and signed by an Alarm Planning Superintendent licensed by the State Fire Marshal's Office or sealed by a licensed professional engineer.

(c) Initial survey of completed construction.

(1) Upon completion of construction, including grounds and basic equipment and furnishings, a final construction inspection (initial survey) of the facility, including additions or remodeled areas, is required to be performed by DADS' architectural inspecting surveyor prior to occupancy. The completed construction must have the written approval of the local authorities having jurisdiction, including the fire marshal and building inspector.

(2) The inspection described in paragraph (1) may be obtained on an expedited basis. An applicant may obtain a Life Safety Code inspection within 15 business days after DADS receives a written request if the applicant submits:

(A) a complete application as required in §19.201(b) of this chapter (relating to Criteria for Licensing) and §19.204 of this chapter (relating to Application Requirements); and

(B) the appropriate Life Safety Code fee listed in §19.220 of this chapter (relating to Expedited Life Safety Code and Physical Plant Inspection Fees).

(3) After the completed construction has been surveyed by a representative of DADS' architectural section and found acceptable, this information will be conveyed to the licensing officer as part of the information needed to issue a license to the facility. In the case of additions or remodeling of existing facilities, a revision or modification to an existing license may be necessary. Note that the building, grades, drives, parking, and grounds must be essentially 100% complete at the time of this initial survey visit for occupancy approval and licensing, including basic furnishings and operational needs.

(4) A copy of the following documents must be provided to DADS' architectural inspecting surveyor at the time of the survey of the completed building:

(A) written approval of local authorities as called for in paragraph (1) of this subsection;

(B) record drawings of the fire detection and alarm system as installed, signed by an Alarm Planning Superintendent licensed by the State Fire Marshal's Office or sealed by a licensed professional engineer, including a sequence of operation, the owner's manuals and the manufacturer's published instructions covering all system equipment, a signed copy of the State Fire Marshal's Office Fire Alarm Installation Certificate, and, for software-based systems, a record copy of the site-specific software (excluding the system executive software or external programmer software) in a non-volatile, non-erasable, non-rewritable memory;

(C) documentation of materials used in the building which are required to have a specific limited fire or flame spread rating including, but not limited to, special wall finishes or floor coverings, flame retardant curtains (including cubicle curtains), and rated ceilings. This must include a signed letter from the installer verifying that the material installed, such as carpeting, is the same material named in the laboratory test document;

(D) record drawings of the fire sprinkler system as installed, signed by a Responsible Managing Employee licensed by the State Fire Marshal’s Office or sealed by a licensed professional engineer, including the hydraulic calculations, alarm configuration, aboveground and underground Contractor’s Material and Test Certificate, all literature and instructions provided by the manufacturer describing the proper operation and maintenance of all equipment and devices in accordance with Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, NFPA 25;
(E) service contracts for maintenance and testing of systems, including, but not limited to, alarm systems and sprinkler systems;
(F) a copy of gas test results of the facility's gas lines from the meter;
(G) a written statement from an architect and/or engineer stating that he certifies that the building was constructed to meet NFPA 101, Life Safety Code, and all locally applicable codes, and that the facility is in substantial conformance with minimum licensing requirements; and
(H) the contract documents specified in subsection (b) of this section.

(d) Nonapproval of new construction.
(1) If, during the survey of completed construction, the surveyor finds certain basic requirements not met, DADS will not license the facility or approve it for occupancy. Such basic items may include the following:
(A) construction which does not meet minimum code or licensure standards for basic requirements such as corridor widths being less than eight feet clear width, ceilings installed at less than the minimum seven feet six inches height, resident bedroom dimensions less than required width, and other similar features which would disrupt or otherwise adversely affect the residents and staff if corrected after occupancy;
(B) no written approval by local authorities;
(C) fire protection systems not completely installed or not functioning properly including, but not limited to, fire alarm systems, emergency power and lighting, and sprinkler systems;
(D) required exits are not all usable according to Life Safety Code requirements;
(E) telephone not installed or not properly working;
(F) sufficient basic furnishings, essential appliances and equipment are not installed or not functioning; and
(G) any other basic operational or safety feature which the surveyor, as the authority having jurisdiction, encounters which in his judgment would preclude safe and normal occupancy by residents on that day.

(2) If the surveyor encounters deficiencies that do not affect the health and safety of the residents, licensure may be recommended based on an approved written plan of correction by the facility's administrator.

(3) Copies of reduced size floor plan on an 8 1/2 inch by 11 inch sheet must be submitted in duplicate to DADS for record and/or file use and for the facility to use in evacuation planning and fire alarm zone identification. The plan must contain basic legible information such as overall dimensions, room usage names, actual bedroom numbers, doors, windows, and any other pertinent information.

Source Note: The provisions of this §19.330 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective June 1, 2010, 35 TexReg 4465

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.331 Construction Standards for Additions, Remodeling, and New Nursing Facilities

(a) This subchapter is written for, and applies to, new construction, including conversions, additions, and remodelings. The requirements of the Life Safety Code, Standard 101 of the National Fire Protection Association (NFPA), as required under Health and Safety Code, §242.039, and other applicable NFPA codes and standards referenced in NFPA 101 will apply unless otherwise noted or modified in this subchapter. The provisions of the chapter or subchapter and the provisions of the New Health Care Occupancies of the Life Safety Code are applicable.


(2) The definitions listed in §19.101 of this title (relating to Definitions) also apply to this subchapter.
(3) In addition to the Life Safety Code and the standards referenced therein, this subchapter is subject to the codes, standards, and requirements established by the following: Underwriters Laboratories, Inc.; the American National Standards Institute, Inc. (ANSI); the National Electrical Code (NFPA 70); the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE); and the American Society for Testing Materials (ASTM). Various references to these entities will be made throughout these sections.

(b) All applicable local, state, or national codes and ordinances must be met as determined by the authority having jurisdiction for those codes and ordinances and by the Texas Department of Human Services (DHS). Any conflicts must be made known to DHS Long Term Care-Regulatory office for appropriate resolution.

(c) The design of structural systems must be done by or under the direction of a professional engineer who is currently registered by the Texas State Board of Registration for Professional Engineers.

(d) If an existing licensed facility plans building additions or remodeling which includes construction of additional resident beds, then the ratio of bathing units must be reevaluated to meet minimum standards and the square footage of dining and living areas must be reevaluated by DHS at a minimum of 19 square feet per bed. Conversion of existing living, dining, or activity areas to resident bedrooms must not reduce these functions to a total area of less than 19 square feet per bed. The dietary department must be evaluated by the facility’s registered or licensed dietitian or architect having knowledge in the design of food service operations. This evaluation must be provided to DHS.

(e) No building may be occupied by residents prior to inspection and approval to occupy by DHS.

(f) The words "shall" or "must" are requirements. The word "should" is a recommendation which is expected to be followed unless there is valid reason not to do so.

(g) Nothing in §§19.332-19.343 of this title ((relating to Location and Site, General Considerations, Architectural Space Planning and Utilization, Exit Provisions, Smoke Compartmentation (Subdivision of Building Spaces), Fire Protection Systems, Hazardous Areas, Structural Requirements, Mechanical Requirements, Electrical Requirements, Miscellaneous Details, and Elevators)) may be construed as prohibiting a better type of building or construction, more space, services, features, or greater degree of safety than the minimum requirements.

Source Note: The provisions of this §19.331 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.332 Location and Site

(a) Site approval is normally required of the local building department and fire marshal having jurisdiction. Any conditions considered to be a fire, safety, or health hazard will be grounds for disapproval of the site by the Texas Department of Human Services (DHS). New facilities may not be built in an area designated as a floodplain of 100 years or less.

(b) Site grades must provide for positive surface water drainage so that there will be no ponding or standing water on the designated site. This does not apply to local government requirements for engineered controlled run-off holding ponds.

(c) A new building (or addition) must be set back at least ten feet from the property lines except as otherwise approved by DHS.

(d) Exit doors from the building must not open directly onto a drive for vehicular traffic, but must be set back at least six feet from the edge of the drive (measured from the end of the building wall in the case of a recessed door) to prevent accidents due to lack of visual warning.

(e) Walks must be provided as required from all exits and must be of non-slip surfaces free of hazards. Walks must be at least 48 inches wide except as otherwise approved. Ramps should be used in lieu of steps where possible for the handicapped and to facilitate bed or wheelchair removal in an emergency.
(f) Outdoor activity, recreational, and sitting spaces must be provided and appropriately designed, landscaped, and equipped. Some shaded and/or covered outside areas are needed. These areas must be designed to accommodate residents in wheelchairs.

(g) Each facility must have parking space to satisfy the needs of residents, employees, staff, and visitors. In the absence of a formal parking study, each facility must provide for a ratio of at least one parking space for every four beds in the facility. This ratio may be reduced slightly in areas convenient to public parking facilities. Space must be provided for emergency and delivery vehicles. No parking space may block or inhibit egress from the outside exit doors. Parking spaces and drives must be at least ten feet away from windows in bedrooms, dining, and living areas.

(h) Barriers must be provided for resident safety from traffic or other site hazards by the use of appropriate methods such as fences, hedges, retaining walls, railings, or other landscaping. These barriers must not inhibit the free emergency egress to a safe distance away from the building.

(i) Open or enclosed courts with resident rooms or living areas opening upon them must not be less than 20 feet in the smallest dimension unless otherwise approved by DHS. Exceptions would be as follows:

1. Nonparallel wings forming an acute angle may have a maximum of two windows each side less than 20 feet but not less than ten feet.

2. Windows may be separated by a distance equal to the depth of the court but not less than ten feet.

3. For unusual or unique site conditions, courts with resident rooms opening upon them on one side only must be not less than ten feet in the smallest dimension, provided that the opposite wing does not contain a hazardous area, and the wall has no openings which could permit fire to reach the resident room side.

(j) Auxiliary buildings located within 20 feet of the main building and which contain hazardous areas such as laundry and storage buildings must meet the applicable Life Safety Code requirements for separation and construction.

(k) Other buildings on the site must meet the appropriate occupancy section or separation requirements of the Life Safety Code.

(l) Fire service and access must be as follows:

1. The facility must be served by a paid or volunteer fire department. The fire department must provide written assurance to DHS that the fire department can respond to an emergency at the facility within an appropriately prompt time for the travel conditions involved.

2. The facility must be served by an adequate water supply that is satisfactory and accessible for fire department use as determined by the fire department serving the facility and by DHS.

3. There must be at least one readily accessible fire hydrant located within 300 feet of the building. The hydrant must be on a minimum six inch service line, or else there must be an approved equivalent, such as a storage tank. The hydrant, its location, and service line, or equivalent must be as approved by the local fire department and DHS.

4. The building must have suitable all-weather fire lanes for access as required by local fire authorities and DHS. As a minimum, there must be access to two sides of the building by an all-weather lane at least ten feet wide. Fire lanes must have at least 14 feet in clearance width above grade (two feet each side of the ten-foot roadbed) and be kept free of obstructions at all times. All-weather access lanes must be no less than a properly constructed gravel lane.

Source Note: The provisions of this §19.332 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.333 General Considerations

(a) Services. Nursing facilities must either contain the elements described in this section or the provider must indicate the manner in which the needed services are to be made available. Each element provided in the facility must comply with the requirements of this subchapter. Appropriate
modifications or deletions in space requirements may be made when services are shared or purchased.

(b) Sizes. The sizes of the various departments will depend upon program requirements and organization of services within the facility. Some functions requiring separate spaces or rooms in these minimum requirements may be combined provided that the resulting plan will not compromise the best standards of safety and of medical and nursing practices.

(c) Shared or combined services. Nursing facilities may be operated together with hospitals and may share administration, food service, recreation, janitor service, and physical therapy facilities, but must otherwise have clearly identifiable physical separations such as a separate wing or floor. Nursing facilities with different levels of care will require identifiable physical separations. Combined attendant or nurse stations and medication room areas will require some separating construction features.

(d) Exterior finishes. Unless otherwise approved by the Texas Department of Human Services (DHS), the exterior finish material of buildings classified (per the National Fire Protection Association (NFPA 220)) as fire resistive or protected noncombustible must be Class A in the Life Safety Code. All others must be Class A or B in the Life Safety Code. Items of trim may be of combustible material subject to approval by DHS. Roofing must be Underwriter Laboratories listed as Class A or B.

(e) Interior finishes.
(1) Interior finish of walls, ceilings, and floors must meet the Life Safety Code requirements for new construction.
(2) Documentation of finishes, including, but not limited to, copies of lab test reports and material labels is required.

(f) Corridor travel distance. Corridor travel from the nurse station to the farthest resident room must assure prompt service to the resident. The normal travel for nursing efficiency is considered to be not over 85 feet and must not exceed 150 feet.

(g) Accessibility for individuals with disabilities. The facility must meet the provisions and requirements concerning accessibility for individuals with disabilities in the following laws: the Americans with Disabilities Act of 1990 (Public Law 101-336; Title 42, United States Code, Chapter 126); Title 28, Code of Federal Regulations, Part 35; Texas Civil Statutes, Article 9102; and Title 16, Texas Administrative Code, Chapter 68. Plans for new construction, substantial renovations, modifications, and alterations must be submitted to the Texas Department of Licensing and Regulation (Attention: Elimination of Architectural Barriers Program) for accessibility approval under Article 9102.

(h) Handrails. Handrails must be provided on each side of all resident-use corridors. Handrails for other areas should be provided as needed to facilitate resident movement or egress. Design of handrails must be in accordance with the American National Standards Institute (ANSI) A117.1. These handrails may extend into the minimum required corridor width without widening the corridor (that is, in an eight-foot-wide corridor, handrails may project up to 3 1/2 inches on each side). Reference §19.342(a)(8) and (9) of this title (relating to Miscellaneous Details) for handrail details.

Source Note: The provisions of this §19.333 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.334 Architectural Space Planning and Utilization

(a) Resident bedrooms. Each resident bedroom must meet the following requirements:
(1) The maximum room capacity must be four residents.
(2) No more than 25% of the total licensed beds may be in bedrooms with more than two beds each.
(3) Minimum bedroom area, excluding toilet rooms, closets, lockers, wardrobes, alcoves, or vestibules, must be 100 square feet in single occupancy rooms and 80 square feet per bed in multi-bed rooms.

(4) The minimum allowable room dimension is ten feet. The room must be designed to provide at least 36 inches between beds and 24 inches between any bed and the adjacent (parallel) wall.

(5) Each room must have at least one operable outside window arranged and located so that it can be easily opened from the inside without the use of tools or keys. The maximum allowable sill height (to opening) must not exceed 36 inches above the floor. All operative windows must have insect screens. The minimum area of window(s) in each bedroom must equal at least 16 square feet or 8.0% of the room area, whichever is larger.

(6) Each room must have general lighting, bed reading lights, and night lighting. The night light must be switched just inside the entrance to each resident room with a silent type switch unless otherwise approved by the Texas Department of Human Services (DHS). The light providing general illumination must be switchable at the door of the resident room for use of staff and residents. A durable nonglare (opaque front panel) reading light securely anchored to the wall, integrally wired, must be provided for each resident bed. The switch must be within reach of a resident in the bed.

(7) Two duplex or a fourplex grounding type receptacles must be provided beside the head of each bed. Other walls must have duplex receptacles as needed for TV, radio, razors, hairdryers, clocks, and/or as required by the National Electrical Code, National Fire Protection Association (NFPA 70), which is a registered trademark of the National Fire Protection Association, Inc., Quincy, Massachusetts 02269.

(8) Each resident must have access to a toilet room without entering the general corridor area. One toilet room must serve no more than two resident rooms. The toilet room must contain a water closet and a lavatory. The lavatory may be omitted from a toilet room which serves two bedrooms if each resident room contains a lavatory. See subsection (c)(1) of this section for baths and other toilet facility requirements.

(9) Each resident must have a bed with a comfortable mattress, a bedside stand with at least two enclosed storage spaces, a dresser, and closet or wardrobe space providing privacy for clothing and personal belongings. Clothes storage space must provide at least 22 inches of lineal hanging space per bed and have closable doors. Chairs and space must be provided for use by residents and/or visitors.

(10) Each room must open onto an exit corridor and must be arranged for convenient resident access to dining, living, and bathing areas.

(11) Visual privacy (such as cubicle curtains) must be available for each resident in multi-bed rooms. Design for privacy must not restrict resident access to entry, lavatory, or toilet, nor may it restrict bed evacuation or obstruct sprinkler flow coverage.

(12) At least one noncombustible wastebasket must be provided in each bedroom.

(13) See the requirements in §19.341(d)(4) of this title (relating to Electrical Requirements) for nurse call systems.

(b) Nursing service areas. The service areas described in this subsection must be located in or readily available to each nursing unit. The size and disposition of each service area will depend upon the number and types of beds to be served. Each service area may be arranged and located to serve more than one nursing unit, but at least one service area must be provided on each nursing floor. The maximum allowable distance from a resident room door to a nurse station is 150 feet. The following requirements are applicable to services areas:

(1) Nurse stations must be provided with space for nurses’ charting, doctors’ charting, and storage for administrative supplies. Nurses stations must be located to provide a direct view of resident corridors. A direct view of resident corridors is acceptable if a person can see down the corridors from a point within 24 inches of the outside of the nurse station counter or wall.
(2) Lounge and toilet room(s) must be provided for nursing staff.
(3) Lockers and/or security compartments must be provided for the safekeeping of personal effects of staff. These must be located convenient to the duty station of personnel or in a central location.
(4) Clean utility room(s) must contain a work counter, sink with high-neck faucet with lever controls, and storage facilities and must be part of a system for storage and distribution of clean and sterile supply materials.
(5) Soiled utility room(s) must contain a water closet or equivalent flushing rim fixture, a sink large enough to submerge a bedpan with spray hose and high-neck faucet with lever controls, work counter, waste receptacle, and linen receptacle. These utility rooms must be part of a system for collection and cleaning or disposal of soiled utensils or materials. A separate handwash sink must be provided if the bedpan disinfecting sink cannot normally be used for handwashing.
(6) Provision must be made for convenient and prompt 24-hour distribution of medication to residents. The medication preparation room must be under the nursing staff’s visual control and contain a work counter, refrigerator, sink with hot and cold water, and locked storage for biologics and drugs and must have a minimum area of 50 square feet. The minimum dimension allowed is five feet six inches. An appropriate air supply must be provided to maintain adequate temperature and ventilation for safe storage of medications. For purposes of storage of unrefrigerated medications, the room temperature must be maintained between 59 degrees and 86 degrees F.
(7) Provision must be made for separate closets or room for clean linens. Corridors must not be used for folding or cart storage. Storage rooms must be located and distributed in the building for efficient access to bedrooms.
(8) Soiled linen rooms must be provided as required in subsection (l) of this section.
(9) A nourishment station(s) is usually required in all but the smaller facilities and must contain a sink equipped for handwashing, equipment for serving nourishment between scheduled meals, refrigerator, and storage cabinets. Ice for residents’ service and treatment must be provided only by icemaker units. This station may be furnished in a clean utility room.
(10) An equipment storage room must be provided for equipment such as intravenous stands, inhalators, air mattresses, and walkers.
(11) Parking spaces for stretchers and wheelchairs must be located out of the path of normal traffic.
(c) Residents’ bathing and toilet facilities. The following requirements are applicable to bathing and toilet facilities:
(1) Bathtubs or showers must be provided at the rate of one for each 20 beds which are not otherwise served by bathing facilities within residents’ rooms. At least one bathing unit must be provided in each nursing unit. Each tub or shower must be in an individual room or enclosure which provides space for the private use of the bathing fixture, for drying and dressing, and for a wheelchair and an attendant. Each general-use bathing room (those not directly serving adjoining bedrooms) must be provided with at least one water closet (in a stall, room, or area for privacy) and one lavatory. These bathing room(s) must be located conveniently to the bedroom area it serves and must not be more than 100 feet from the farthest bedroom. See requirements in subsection (a)(8) of this section for resident toilets at bedrooms. Each facility must provide at least one whirlpool tub unit as one of the required bathing units.
(2) At least 50% of bathrooms and toilet rooms, fixtures, and accessories must be designed and provided to meet criteria under the Americans with Disabilities Act of 1990 for individuals with disabilities unless otherwise approved by DHS.
(3) All rooms containing bathtubs, sitz baths, showers, and water closets, subject to occupancy by residents, must be equipped with swinging doors and hardware which will permit access from the outside in any emergency.
(4) Bathing areas must be provided with safe and effective auxiliary or supplementary heating. Bathing areas must be free of drafts and must have adequate exhaust ducted to the outside to minimize excess moisture retention and resulting mold and mildew problems.

(5) Tubs and showers must be provided with slip-proof bottoms.

(6) Lavatories and handwashing facilities must be securely anchored to withstand an applied downward load of not less than 250 pounds on the front of the fixtures.

(7) Provision must be made for sanitary hand drying and toothbrush storage at lavatories. There must be paper towel dispensers or separate towel racks and separate toothbrush holders.

(8) Mirrors must be arranged for convenient use by residents in wheelchairs as well as by residents in a standing position, and the minimum size must be 15 inches in width by 30 inches in height, or tilt type.

(9) Rooms with toilets must be provided with effective forced air exhaust ducted to the exterior to help remove odors. Ducted manifold systems are recommended for some multiple-type installations.

(10) Floors, walls, and ceilings must have nonabsorbent surfaces, be smooth, and easily cleanable.

(d) Disposal facilities. Space and facilities must be provided for the sanitary storage of waste by incineration, mechanical destruction, compaction, containerization, removal, or by a combination of these techniques.

(e) Resident living areas. The following requirements are applicable to resident living areas:

(1) Social-diversional spaces such as living rooms, dayrooms, lounges, sunrooms, must be provided on a sliding scale as follows:

Attached Graphic

(2) Where a required way of exit (or a service way) is through a living (or dining) area, a pathway equal to the corridor width will normally be deducted for calculation purposes and discounted from that area. These exit pathways must be kept clear of obstructions.

(3) Each resident living room and dining room must have at least one outside window. The window area must be equal to at least 8.0% of the total room floor area. Skylighting may be used to fulfill one-half of the 8.0% minimum area.

(4) See §19.331(d) of this title (relating to Construction Standards for Additions, Remodeling, and New Nursing Facilities) for capacity increases to existing facilities.

(5) Open or enclosed seating space must be provided within view of the main nurse station that will allow furniture or wheelchair parking that does not obstruct the corridor way of egress.

(f) Dining space. Dining space must be adequate for the number of residents served, but no less than ten square feet per resident bed. See §19.331(d) of this title (relating to Construction Standards for Additions, Remodeling, and New Nursing Facilities) for bed capacity increases to existing facilities.

(g) Dietary facilities. The following requirements are applicable to dietary facilities:

(1) Kitchens (main/dietary) must be as follows:

(A) Kitchens will be evaluated on the basis of their performance in the sanitary and efficient preparation and serving of meals to residents. Consideration will be given to planning for the type of meals served, the overall building design, the food service equipment, arrangement, and the work flow involved in the preparation and delivery of food. Plans must include a large-scale detailed kitchen layout designed by a registered or licensed dietitian or architect having knowledge in the design of food service operations.

(B) Kitchens must be designed so that room temperature at peak load (summertime) will not exceed a temperature of 85 degrees Fahrenheit measured over the room at the five-foot level. The amount of supply air must take into account the large quantities of air that may be exhausted at the range hood and dishwashing area.
(C) Operational equipment must be provided as planned and scheduled by the facility consultants for preparing and serving meals and for refrigerating and freezing of perishable foods, as well as equipment in, and/or adjacent to, the kitchen or dining area for producing ice.

(D) Facilities for washing and sanitizing dishes and cooking utensils must be provided. These facilities must be designed based on the number of meals served and the method of serving, that is, use of permanent or disposable dishes. As a minimum, the kitchen must contain a multi-compartment sink large enough to immerse pots and pans. In all facilities, a mechanical dishwasher is required for washing and sanitizing dishes. Separation of soiled and clean dish areas must be maintained, including air flow.

(E) A vegetable preparation sink must be provided, and it must be separate from the pot sinks.

(F) A supply of hot and cold water must be provided. Hot water for sanitizing purposes must be 180 degrees Fahrenheit or the manufacturer’s suggested temperature for chemical sanitizers. For mechanical dishwashers the temperature measurement is at the manifold.

(G) A kitchen must be provided with a hand-washing lavatory in the food preparation area with hot and cold water, soap, paper towel dispenser, and waste receptacle. The dish room area must have ready access to a handwashing lavatory.

(H) Staff rest room facilities with lavatory must be directly accessible to kitchen staff without traversing resident use areas. The rest room door must not open directly into the kitchen (that is, provide a vestibule). (I) Janitorial facilities must be provided exclusively for the kitchen and must be located in the kitchen area.

(J) Nonabsorbent smooth finishes or surfaces must be used on kitchen floors, walls, and ceilings. These surfaces must be capable of being routinely cleaned and sanitized to maintain a healthful environment. Counter and cabinet surfaces, inside and outside, must also have smooth, cleanable, relatively nonporous finishes.

(K) Operable windows must have insect screens provided.

(L) Doors between kitchen and dining or serving areas must have a safety glass view panel.

(M) A garbage can or cart washing area with drain and hot water must be provided.

(N) Floor drains must be provided in the kitchen and dishwashing areas.

(O) Vapor removal from cooking equipment must be designed and installed in accordance with NFPA 96.

(P) Grease traps must be provided in compliance with local plumbing code or other nationally recognized plumbing code.

(Q) See §19.331(d) of this title (relating to Construction Standards for Additions, Remodeling, and New Nursing Facilities) for bed capacity increases to existing facilities.

(2) Food storage areas must be as follows:

(A) Food storage areas must provide for storage of a seven-day minimum supply of nonperishable foods at all times.

(B) Shelves must be adjustable wire type. Walls and floors must have a nonabsorbent finish to provide a cleanable surface. No foods may be stored on the floor; dollies, racks, or pallets may be used to elevate foods not stored on shelving.

(C) Dry foods storage must have an effective venting system to provide for positive air circulation.

(D) The maximum room temperature for food storage must not exceed 85 degrees F at any time. The measurement must be taken at the highest food storage level but not less than five feet from the floor.

(E) Food storage areas may be located apart from the food preparation area as long as there is space adjacent to the kitchen for necessary daily usage.
(3) Auxiliary serving kitchens (not contiguous to food preparation/serving area) must be as follows:
(A) Where service areas other than the kitchen are used to dispense foods, these must be designated as food service areas and must have equipment for maintaining required food temperatures while serving.
(B) Separate food service areas must have hand-washing facilities as a part of the food service area.
(C) Finishes of all surfaces, except ceilings, must be the same as those required for dietary kitchens or comparable areas. See paragraph (1)(J) of this subsection.

(h) Administrative and public areas.
(1) The following elements must be provided in the public area:
(A) The entrance must be at grade level, sheltered from the weather, and able to accommodate wheelchairs. A drive-under canopy must be provided for the protection of residents or visitors entering or leaving a vehicle. The latter may be a secondary entrance.
(B) The lobby must include:
(i) storage space for wheelchairs (if more than one is kept available);
(ii) a reception and/or information area (may be obviously adjacent to lobby);
(iii) waiting space(s);
(iv) public toilet facilities for individuals with disabilities (may be adjacent to lobby);
(v) at least one public access telephone(s), installed to meet standards under the Americans with Disabilities Act; and
(vi) drinking fountain(s). These may be provided in a common public area and at least one must be installed to meet standards under the Americans with Disabilities Act; and
(C) A lobby may also be use-designed to satisfy a portion of the minimum area required for resident living room space.
(2) The following must be provided in the administrative area:
(A) General or individual offices(s) for business transactions, medical and financial records, administrative and professional staff, and for private interviews relating to social service, credit, and admissions.
(B) A multipurpose room for conferences, meetings, and health education purposes including facilities for showing visual aids.
(C) Storage and work area for office equipment and supplies must be provided and accessible to the staff using such items.

(3) Toilet facilities for the disabled must be available in the building.
(i) Physical therapy facilities.
(1) Physical therapy facilities must be provided if required by the treatment program. The facilities stated in subparagraph (B) of this paragraph and paragraph (2)(C)-(E) of this subsection may be planned and arranged for shared use by occupational therapy residents and staff if the treatment program reflects this sharing concept. Physical therapy facilities must include the following:
(A) Provision for cubicle curtains around each individual treatment area; handwashing facility(ies) (one lavatory or sink may serve more than one cubicle); and facilities for the collection of soiled linen and other material that may be used in the therapy.
(B) Residents’ dressing areas, showers, lockers, and toilet rooms if the therapy is such that these would be needed at the area.
(2) Physical therapy facilities may also include the following:
(A) treatment area(s) with space and equipment for thermotherapy, diathermy, ultrasonics, and hydrotherapy;
(B) an exercise area;
(C) storage for clean linen, supplies, and equipment used in therapy;
(D) service sink located near therapy area; and
(E) wheelchair and stretcher storage.
(j) Occupational therapy. Occupational therapy facilities must be provided if required by the treatment program.
(1) An activities area with a sink or lavatory and facilities for collection of waste products prior to disposal must be provided.
(2) Storage for supplies and equipment used in the therapy must be provided.
(k) Personal grooming area (barber/beauty shop). A separate room with appropriate equipment must be provided for hair care and grooming needs of residents in facilities with over 60 beds.
(l) Laundry and linen services.
(1) On-site processing must be as follows:
(A) Because of the high incidence of fires in laundries, it is highly recommended that the laundry be in a separate building 20 feet or more from the main building. If the laundry is located within the main building it must be separated by minimum one-hour fire construction to structure above, and sprinklered, and must be located in a remote area away from resident sleeping areas. Access doors must be from the exterior or interior nonresident use area such as a service corridor (not required exit) which is separated from the resident area.
(B) If linen is to be processed on the site, the following must be provided:
(i) A soiled linen receiving, holding, and sorting room with a rinse sink. This area must have a floor drain and forced exhaust to the exterior which must operate at all times there is soiled linen being held in the area.
(ii) A laundry processing room with equipment which can process seven days needs within a regularly scheduled work week. Hand-washing facilities must be provided. The washer area must have
(I) a floor drain;
(II) storage for laundry supplies;
(III) a clean linen inspection and mending room or area and a folding area;
(IV) a clean linen storage, issuing, or holding room or area;
(V) a janitors' closet containing a floor receptor or service sink and storage space for housekeeping equipment and supplies; and
(VI) sanitizing (washing) facilities and a storage area for carts.
(C) Soiled and clean operations must be planned to maintain sanitary flow of functions as well as air flow. If carts containing soiled linens from resident rooms are not taken directly to the laundry area, intermediate holding rooms must be provided and located convenient to resident bedroom areas.
(D) Laundry areas must have adequate air supply and ventilation for staff comfort without having to rely on opening a door that is part of the fire wall separation.
(E) Provisions must be made to exhaust heat from dryers and to separate dryer make-up air from the habitable work areas of the laundry.
(2) For off-site linen processing, the following must be provided on the premises:
(A) a soiled linen holding room (provided with adequate forced exhaust ducted to the exterior);
(B) clean linen receiving, holding, inspection, sorting or folding, and storage room(s); and
(C) sanitizing facilities and storage area for carts.
(3) Resident-use laundry, if provided, must be limited to not more than one residential type washer and dryer per laundry room. This room must be classified as a hazardous area as in accordance with the Life Safety Code.
(m) General storage. The following requirements are applicable to general storage facilities:
(1) A general storage room(s) must be provided as needed to accommodate the facility's needs. It is recommended that a general storage area provide at least two square feet per resident bed. This area would be for items such as extra beds, mattresses, appliances, and other furnishing and supplies.
(2) Storage space with provisions for locking and security control should be provided for residents' personal effects which are not kept in their rooms.

(n) Janitors' closet. In addition to the janitors' closet called for in certain departments, a sufficient number of janitors' closets must be provided throughout the facility to maintain a clean and sanitary environment. These must contain a floor receptor or service sink and storage space for housekeeping equipment and supplies.

(o) Maintenance, engineering service, and equipment areas. Space and facilities for adequate preventive maintenance and repair service must be provided. The following spaces are needed and it is suggested that these be part of a separate laundry building or area:

(1) A storage area for building and equipment maintenance supplies, tools, and parts must be provided.

(2) A space for storage of yard maintenance equipment and supplies, including flammable liquids bulk storage, must be provided separate from the resident-occupied facility.

(3) A maintenance and/or repair workshop of at least 120 square feet and equipment to support usual functions is recommended.

(4) A suitable office or desk space for the maintenance person(s) is recommended (possibly located within the repair shop area) with space for catalogs, files, and records.

(p) Oxygen. The storage and use of oxygen and equipment must meet applicable NFPA standards for oxygen, including NFPA 99.

Source Note: The provisions of this §19.334 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.335 Exit Provisions

Exit provisions, including doors, corridors, stairways, and other exitways, locks, and other applicable items must conform to the requirements of the Life Safety Code concerning means of egress and of this section in order to assure that residents can be rapidly and easily evacuated from the building at all times, or from one part of the building to a safe area of refuge in another part of the building. Exit provisions are as follows:

(1) Bedroom space arrangement and doors and corridors must be designed for evacuation of bedfast residents by means of rolling the bed to a safe place in the building or to the outside.

(2) Public assembly, common living rooms, dining rooms, and other rooms with a capacity of 50 or more persons or greater than 1,000 square feet must have two means of exit remote from each other. Outswinging doors with panic hardware must be provided for these exits.

(3) Exit doors and ways of egress must be maintained clear and free for use at all times. Furnishings, equipment, carts, and other obstacles must not be left to block egress at any time.

(4) Steps in interior ways of egress are prohibited. If changes of elevation are necessary within ways of egress, approved ramps with maximum slope of 1:12 (one unit of rise to 12 units of run) must be used.

(5) Any remodeling of, construction on, and/or additions to occupied buildings which involve exitways and exit doors must be accomplished without compromising the exits or creating a dead end situation at any time. Acceptable alternate temporary exits may be approved, or resident(s) in the area involved may have to be relocated until construction blocking the exit is completed. Other basic safety features such as fire alarms, sprinkler systems, and emergency power must also remain operational.

(6) Doors in means of egress must be as follows:

(A) Locking hardware or devices which are capable of preventing or inhibiting immediate egress must not be used in any room or area that can be occupied.

(B) A latch or other fastening device on an exit door must be provided with a knob, handle, panic bar, or similar releasing device. The method of operation must be obvious in the dark, without use of a key, and operable by a well known one-action operation that will easily operate with normal
pressure applied to the door or to the device toward the exterior. Locking hardware which prevents unauthorized entry from the outside (only) is permissible. Permanently mounted hold-open devices to expedite emergency egress and prevent accidental lock-out must be provided for exterior exit doors as well as self-closing devices.

(C) No screen or storm door may swing against the direction of exit travel where main doors are required to swing out.

(D) To aid in control of wandering residents, buzzers or other sounding devices may be used to announce the unauthorized use of an exit door. Other methods include approved emergency exit door locks or fencing with a gate outside of exit doors which enclose a space large enough to allow the space to be an exterior area of egress and refuge away from the building.

(E) Inactive leaves of double doors may have easily accessible and easily operable bolts if the active leaf is 44 inches wide. Center mullions are prohibited.

(F) Resident baths or toilets having privacy locks will require that keys or devices for opening the doors are kept readily available to the staff.

(G) Folding or sliding doors must not be used in exit corridors or exitways. Sliding glass doors may be used as secondary doors from residents’ bedrooms to grade or to a balcony, or as secondary doors in certain other areas where the primary designated exit door requirements are met. Doors to bathroom and other resident-use areas must be the side-hinged swinging type. Corridor doors to rooms must swing into the room or be recessed so as not to extend into the corridor when open; however, doors ordinarily kept closed may be excepted. Corridor door frames must be steel in accordance with the Life Safety Code.

(7) Horizontal exits, if provided, must be according to the Life Safety Code.

(8) Areas outside of exterior exit doors (exit discharge) must be as follows:

(A) Provision must be made to accommodate and facilitate continuation of emergency egress away from a building for a reasonable distance beyond the outside exit door, especially for movement of nonambulatory residents in wheelchairs and beds. Any condition which may retard or halt free movement and progress outside the exit doors will not be allowed. Ramps must be used outside the exit doors in lieu of steps whenever possible.

(B) The landing outside of each exit door must be essentially the same elevation as the interior floor and level for a distance equal to the door width plus at least four feet. Generally, the difference in floor elevation at an exterior door must not be over 1/2 inch with the outside slope not to exceed 1/4 inch per foot sloping away from the door for drainage on the exterior. In locations north of the +20 Fahrenheit Isothermal Line as defined in the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Handbook of Fundamentals, the landing outside of all exit doors must be protected from ice build-up which would prohibit the door from opening and be a slip hazard.

(C) Emergency egress lighting immediately outside of exit doors is required as a part of the building emergency lighting system. Photocell devices may be used to turn lights off during daylight hours.

(9) The requirements of an emergency lighting system must be in accordance with §19.341 of this title (relating to Electrical Requirements).

(10) Requirements for interior finishes of ways of egress (flame spread of floor, walls, and ceiling finishes) must be in accordance with the Life Safety Code. The interior finishes of other areas must be in accordance with §19.333(e) of this title (relating to General Considerations).

Source Note: The provisions of this §19.335 adopted to be effective July 1, 1996, 21 TexReg 4408. Amended to be effective May 1, 2004, 29 TexReg 3235.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.336 Smoke Compartmentation (Subdivision of Building Spaces)

(a) Smoke compartmentation must be as described in the Life Safety Code and in this section.

(b) An exit sign must be provided on each side of corridor smoke doors unless otherwise directed by the Texas Department of Human Services (DHS).
(c) The metal frames for the wire glass view panels in smoke doors must be steel, unless otherwise approved by DHS. The bottom of the view panel must not be higher than 54 inches above the floor. Pairs of opposite (double egress) swinging smoke doors in corridors must have push/pull hardware. The door leaves must align in the closed position.

(d) Smoke barrier walls in concealed spaces such as attics, must have prominent signs on each side that read: "Warning: Smoke/fire barrier. Properly seal all openings."

(e) Provisions must be made for reasonable access to concealed smoke barrier walls for maintaining smoke dampers and so that walls and dampers can be visually checked periodically for conformance by facility staff, service persons, and inspectors. Access must provide for visual inspection of both sides of the wall, and of all parts (end-to-end and top-to-bottom). Ceiling access panels must be prefabricated metal panel, or its equivalent, and be at least 20 inches by 20 inches with no obstructions above (such as ducts) to hamper entrance, and it must be fire rated if required to maintain ceiling-roof or ceiling-floor fire rating. Access must be provided for both sides of the wall.

(f) Air systems should be designed to avoid having ducts which penetrate smoke barrier walls, thus eliminating the need for smoke dampers which are often a problem to maintain in proper working condition.

Source Note: The provisions of this §19.336 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.337 Fire Protection Systems

(a) Fire protection systems include detection, alarm, and communication systems; fixed automatic extinguishment systems; and portable extinguishers. These systems must meet the requirements of the Life Safety Code, and of this section. Components must be compatible and laboratory listed for the use intended.

(b) Fire protection systems must meet the requirements of all applicable National Fire Protection Association (NFPA) standards, such as NFPA 72 for alarm systems, as referenced in the Life Safety Code. Wiring and circuitry for alarm systems must meet the applicable requirements of NFPA standards including the NFPA 70 for these systems.

(c) Requirements of emergency electrical systems must be in accordance with §19.341 of this title (relating to Electrical Requirements). Requirements for sprinkler systems must be in accordance with §19.340(4) of this title (relating to Mechanical Requirements).

(d) Partial sprinkler systems (those provided only for hazardous areas) must be interconnected with the fire alarm and comply with the Life Safety Code. Each partial system must have a valve with a supervisory switch to sound a trouble signal, water flow switch to activate the fire alarm, and an end-of-line test drain.

(e) Fire alarm systems must be installed, maintained, and repaired by an agent having a current certificate of registration with the State Fire Marshal’s office of the Texas Commission on Fire Protection, in accordance with state law. A fire alarm installation certificate must be provided as required by the Office of the State Fire Marshal.

(f) The fire alarm system must be designed so that whenever the general alarm is sounded by activation of any device (such as manual pull, smoke sensor, sprinkler, or kitchen range hood extinguisher), the following must occur automatically:

1. smoke and fire doors which are held open by approved devices must be released to close;
2. air handlers (air conditioning and/or heating distribution fans) serving three or more rooms or any means of egress must shut down immediately;
3. smoke dampers must close; and
4. the alarm-initiating-device location must be clearly indicated on the fire alarm control panel(s) and all auxiliary panels.
(g) Fire alarm bells or horns must be located throughout the building for audible coverage. Flashing alarm lights (visual alarms) must be installed to be visible in corridors and public areas including dining rooms and living rooms in a manner that will identify exit routes.

(h) A master control panel indicating the location of all alarm, trouble, and supervisory signals, by zone or device, must be visible at the main nurse station. Fire alarm system components must be laboratory-listed as compatible. Alarm and trouble zoning must be by smoke compartments and by floors in multi-story facilities.

(i) Remote annunciator panels, indicating location of alarm initiation, by zone or device, and trouble indication, must be located at auxiliary or secondary nurse stations on each floor, and will indicate the alarm condition of adjacent zones and the alarm conditions at all other nurse stations.

(j) Manual pull stations must be provided at all exits, living rooms, dining rooms, and at or near the nurse stations.

(k) The sprinkler system must be monitored for flow and tamper conditions by the fire alarm system.

(l) The kitchen range hood extinguisher must be interconnected with the fire alarm system. This interconnection may be a separate zone on the panel or combined with other initiating devices located in the same zone as the range hood is located.

(m) Portable fire extinguishers must be provided throughout the facility as required by NFPA Standard 10 and as determined by the local fire department and the Texas Department of Human Services. The following requirements are applicable to fire extinguishers:

(1) Extinguishers in resident corridors must be spaced so that travel distance is not more than 75 feet. The minimum size of extinguishers must be either 2 1/2 gallon for water type or 5 pound for ABC type.

(2) Extinguishers must be installed on hangers or brackets supplied or mounted in approved cabinets. Recessed cabinets are required for extinguishers located in corridors.

(3) Extinguishers installed under conditions where they are subject to physical damage must be protected from impact or dislodgement.

(4) Extinguishers having a gross weight not exceeding 40 pounds must be installed so that the top of the extinguisher is not more than five feet above the floor. Extinguishers having a gross weight greater than 40 pounds must be installed so that the top of the extinguisher is not more than 3-1/2 feet above the floor. In no case may the clearance between the bottom of the extinguisher and the floor be less than four inches.

(5) Portable extinguishers provided in hazardous rooms should be located as close as possible to the exit door opening and nearest the latch (knob) side.

Source Note: The provisions of this §19.337 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective July 1, 2002, 27 TexReg 5245

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.338 Hazardous Areas

(a) Protection from hazardous areas must be as required in the Life Safety Code, except as required or modified in this section. Gas fired equipment must not be located in attic spaces, except under the following conditions:

(1) the area around the units must be constructed to be one-hour fire rated;

(2) the enclosure must have sprinkler protection; and

(3) combustion and venting air must be ducted from the exterior in properly sized metal ducts.

(b) Laboratories must be protected in accordance with the National Fire Protection Association (NFPA) 99.

(c) Cooking equipment must have exhaust systems designed and installed in accordance with NFPA 96.

(d) Doors to hazardous areas must have closers and be kept closed unless provided with an approved holdopen device such as an alarm activated magnetic hold-open device. Doors must be
single-swing type with positive latching hardware. View panels at laundry entrances must be provided and be of materials adequate to maintain the integrity of the door as allowed by the Life Safety Code.

Source Note: The provisions of this §19.338 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.339 Structural Requirements

(a) Every building and every portion thereof must be designed and constructed to sustain all dead and live loads in accordance with accepted engineering practices and standards.

(b) Special provisions must be made in the design of buildings in regions where local experience shows loss of life or extensive damage to buildings resulting from hurricanes, tornadoes, earthquakes, or floods.

(c) The sponsor is responsible for employing qualified personnel in the preparation of plan designs and engineering and in the construction of the facility to assure that all structural components are adequate, safe, and meet the applicable construction requirements.

(d) The design of the structural system must be done by or under the direction of a professional structural engineer who is currently registered by the Texas State Board of Registration for Professional Engineers in accordance with state law.

(e) The parts of the plans, details, and specifications covering the structural design must bear the legible seal of the engineer on the original drawings from which the prints are made.

(f) If the municipality has a building code, that code must govern the building requirements for the construction involved. The Life Safety Code must be used for fire safety requirements. Should discrepancies between the codes arise, they must be called to the attention of the Texas Department of Human Services for resolution.

(g) In the absence of a local building code, a nationally recognized building code must be used with regard to the construction integrity of the building. The Life Safety Code must be used for fire safety requirements.

(h) Each building must be classified as to building construction type for fire resistance rating purposes in accordance with the National Fire Protection Association (NFPA) 220 and the Life Safety Code.

(i) Enclosures of vertical openings between floors must meet the Life Safety Code.

(j) All interior walls, partitions, and roof structure in buildings of fire resistive and noncombustible construction must be of noncombustible or limited combustible materials.

(k) Building insulation materials, unless sealed on all sides and edges in an approved manner, must have a flame spread rating of 25 or less when tested in accordance with NFPA 255 and NFPA 258.

Source Note: The provisions of this §19.339 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.340 Mechanical Requirements

The design of the mechanical systems must be done by or under the direction of a registered professional (mechanical) engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas, and the parts of the plans and specifications covering mechanical design must bear the legible seal of the engineer. Building services pertaining to utilities; heating, ventilating, and air-conditioning systems; vertical conveyors; and chutes must be in accordance with the Life Safety Code. Required plumbing fixtures must be in accordance with the Life Safety Code and §19.334 of this title (relating to Architectural Space Planning and Utilization) in specific use areas.

(1) Plumbing.

(A) All plumbing systems must be designed and installed in accordance with the requirements of the plumbing code of the municipality. In the absence of a municipal code, a nationally recognized plumbing code must be used. Any discrepancy between an applicable code and these requirements must be called to the attention of the Texas Department of Human Services (DHS) for resolution.
(B) Supply systems must assure an adequacy of hot and cold water. An average rule-of-thumb design for hot water for resident usage (at 110 degrees Fahrenheit) is to provide 6-1/2 gallons per hour per resident in addition to kitchen and laundry use.

(C) Water supply must be from a system approved by the Water Utility Division, Texas Natural Resources Conservation Commission, or from a system regulated by an entity responsible for water quality in that jurisdiction as approved by the Water Utility Division, Texas Natural Resources Conservation Commission.

(D) The sewage system must connect to a system permitted by the Watershed Management Division, Texas Natural Resources Conservation Commission, or to a system regulated by an entity responsible for water quality in that jurisdiction as approved by the Water Utility Division, Texas Natural Resources Conservation Commission.

(E) The minimum ratio of fixtures to residents shall be as required in §19.334(c) of this title (relating to Architectural Space Planning and Utilization).

(F) For design calculation purposes, resident-use hot water must not exceed 110 degrees Fahrenheit at the fixture. For purposes of conforming to licensure requirements, an operating system providing water from 100 degrees Fahrenheit to 115 degrees Fahrenheit is acceptable. Hot water for laundry and kitchen use must be normally 140 degrees Fahrenheit except that dish sanitizing, if done by hot water, must be 180 degrees Fahrenheit.

(G) Water closets raised to provide a seat height 17 inches to 19 inches from the floor is required for persons with disabilities.

(H) Showers for wheelchair residents must not have curbs. Tub and shower bottoms must have a slipresistant surface. Shower and tub enclosures, other than curtains, must be of tempered glass, plastic, and other safe materials.

(I) Drinking fountains must not extend into exit corridors.

(J) Fixture controls easily operable by residents must be provided (such as lever type).

(K) Plumbing fixtures for residents must be vitreous china or porcelain finished cast iron or steel unless otherwise approved by DHS. Bathing units constructed of class B fire rated fiberglass are acceptable for use.

(L) Hand-washing sinks for staff use are required in many areas throughout the facility in accordance with §19.334 of this title (relating to Architectural Space Planning and Utilization). Lavatories are required to be provided adjacent to water closets in each area.

(M) The soiled utility room must be provided with a flushing device such as a water closet with bedpan lugs, a spray hose with a siphon breaker or similar device, such as a high neck faucet with lever controls and a deep sink that is large enough to submerge a bedpan. A sterilizer for sanitizing may be used in place of a deep sink.

(N) Siphon breakers or back-flow preventers must be installed with any water supply fixture where the outlet or attachments may be submerged.

(O) Clean-outs for waste piping lines must be provided and located so that there is the least physical and sanitary hazard to residents. Where possible, clean-outs must open to the exterior or areas which would not spread contamination during clean-out procedures.

(P) All boilers not exempted by the Texas Health and Safety Code §755.022 must be inspected and certified for operation by The Texas Department of Licensing and Regulation.

(2) Heating, ventilating, and air-conditioning systems.

(A) Heating, ventilating, and air-conditioning systems must be designed and installed in accordance with the Heating, Ventilating, and Air-Conditioning Guide of the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), except as may be modified by this section.
(B) Heating, ventilating, and air-conditioning systems must meet the requirements of the Life Safety Code and the National Fire Protection Association (NFPA) 90A. The plans must have a statement verifying that the systems are designed to conform to NFPA 90A. Requirements for conditions related to smoke compartmentation must be in accordance with §19.336 of this title (relating to Smoke Compartmentation (Subdivision of Building Spaces)).

(C) Systems using liquefied petroleum gas fuel must meet the requirements of the Railroad Commission of Texas and NFPA 58 Liquefied Petroleum Gases.

(D) The heating system must be designed, installed, and functioning to be able to maintain a temperature of at least 75 degrees Fahrenheit for all areas occupied by residents. For all other occupied areas, the indoor design temperature must be at least 72 degrees Fahrenheit. The cooling system must be designed, installed, and functioning to be able to maintain a temperature of not more than 78 degrees Fahrenheit. A facility constructed or licensed after January 1, 2004, must have a central air conditioning system, or a substantially similar air conditioning system, that is capable of maintaining a temperature suitable for resident comfort within areas used by residents. Occupied areas generating high heat, such as kitchens, must be provided with a sufficient cool air supply to maintain a temperature not exceeding 85 degrees Fahrenheit at the five-foot level. Supply air volume must be approximately equal to the air volume exhausted to the exterior for these areas.

(E) Air systems must provide for mixing at least 10% outside air for the supply distribution. Blowers for central heating and cooling systems must be designed so that they may run continuously.

(F) Floor furnaces, unvented space heaters, and portable heating units must not be used. Heating devices or appliances must not be a burn hazard (to touch) to residents.

(G) A combustion fresh air inlet must be provided to all gas or fossil fuel operated equipment in steel ducts or passages from outside the building in accordance with NFPA 54. Rooms must also be vented to the exterior to exhaust heated ambient air in the room. Combustion air will require one vent within 12 inches of the floor and one vent within 12 inches of the ceiling.

(H) The location and design of air diffusers, registers, and return air grilles, must ensure that residents are not in harmful or excessive drafts in their normal usage of the room.

(I) In areas requiring control of sanitation, the air flow must be from the clean area to the dirty area. Air supply to food preparation areas must not be from air which has circulated places such as resident bedrooms and baths.

(J) Air from unsanitary areas such as janitors closets, soiled linen areas, utility areas, and soiled area of laundry rooms, must not be returned and recirculated to other areas.

(K) Intakes for fresh outside air must be located sufficiently distant from exhaust outlets or other areas or conditions which may contaminate or otherwise pollute the incoming fresh air. Fresh air inlets must be appropriately screened to prevent entry of debris, rodents, and animals. Provision must be made for access to such screens for periodic inspection and cleaning to eliminate clogging or air stoppage (see paragraph (3)(C)(i) of this subsection).

(L) Systems must be designed as much as possible to avoid having ducts passing through fire walls or smoke barrier walls. All openings or duct penetrations in these walls must be provided with approved automatic dampers. Smoke dampers at smoke partitions must close automatically upon activation of the fire alarm system to prevent the flow of air or smoke in either direction.

(M) Ducts with smoke dampers must have maintenance panels for inspections. The maintenance panels must be removable without tools. Means of access must also be provided in the ceiling or side wall to facilitate smoke damper inspection readily and without obstruction. Location of dampers must be identified on the wall or ceiling of the occupied area below.

(N) Fusible links are not approved for smoke dampers.
(O) Central air supply systems and/or systems serving means of egress must automatically and immediately shut down upon activation of the fire alarm system. (An exception must be approved, engineered smokeremoval systems.)

(P) Ducts must be of metal or other approved noncombustible material. Cooling ducts must be insulated against condensation drip.

(3) Ventilating and exhaust.
(A) General ventilating systems must be in accordance with paragraph (2) of this subsection.
(B) Provisions for natural ventilation using windows or louvers must be incorporated into the building design where possible and practical. These windows or louvers must have insect screens.
(C) All air-supply and air-exhaust systems must be mechanically-operated. The ventilation rates shown in the table in clause (xi) of this subparagraph must be considered as minimum acceptable rates and must not be construed as precluding the use of higher ventilation rates.

(i) Outdoor air intakes must be located as far as practical (but normally not less than 10 feet) from exhaust outlets or ventilating systems, combustion equipment stacks, medical vacuum systems, plumbing vent stacks, or from areas which may collect vehicular exhaust and other noxious fumes.
(ii) The ventilation systems must be designed and balanced to provide the pressure relationship as shown in the table in clause (xi) of this subparagraph. A final engineered system air balance report will be required for the completed system to be furnished and certified by the installer.
(iii) The bottoms of ventilation openings must be not less than three inches above the floor of any room.
(iv) Doors protecting corridors or ways of egress must not have air transfer grilles or louvers. Corridors must not be used to supply air to or exhaust air from any room except that air from corridors may be used as make-up air to ventilate small toilet rooms, janitor's closets, and small electrical or telephone closets opening directly on corridors, provided that the ventilation can be accomplished by door undercuts not exceeding ¾ inches.

(v) All exhausts must be continuously ducted to the exterior. Exhausting air into attics or other spaces is not permitted. Duct material must be metal.
(vi) All central ventilation or air-conditioning systems must be equipped with filters of sufficient efficiency to minimize dust and lint accumulations throughout the system and building including supply and return plenums and ductwork. Filters with efficiency rating of 80% or greater (based on ASHRAE) are recommended. Filters for individual room units must be as recommended by the equipment manufacturer. Filters must be easily accessible for routine changing or cleaning.
(vii) Static pressures of systems must be within limits recommended by ASHRAE and the equipment manufacturer (upstream and downstream).
(viii) In geographic locations or interior room areas where extreme humidity levels are likely to occur for extended periods of time, apparatus for controlling humidity levels (preferably between 40-60%) are recommended to be installed as a part of central systems and with automatic humidistat controls.
(ix) Exhaust hoods, ducts, and automatic extinguishers for kitchen cooking equipment must be in accordance with NFPA 96.

(x) Forced air exhaust must be provided in laundries, kitchens, and dishwashing areas to remove excess heat and moisture and to maintain air flow in the direction of clean to soiled areas.

(xi) Ventilation requirements for nursing areas must be according to the following table: Attached Graphic

(xii) With relationship to adjacent areas, a positive air pressure must be provided for clean utility rooms, clean linen rooms, and medication rooms. Conditioned supply air must be introduced into these rooms.

(4) Sprinkler systems. The following requirements are applicable to sprinkler systems:
(A) Sprinkler systems must be in accordance with NFPA 13 and this subchapter.
(B) The design and installation of sprinkler systems must meet any applicable state laws pertaining to these systems and one of the following criteria:
(i) The sprinkler system must be designed by a qualified registered professional engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas. The engineer must supervise the installation and provide written approval of the completed installation.
(ii) The sprinkler system must be planned and installed in accordance with NFPA 13 by firms with certificates of registration issued by the office of the state fire marshal that have at least one full-time licensed responsible managing employee (RME). The RME’s license number and signature must be included on the prepared sprinkler drawings.
(C) The approved sprinkler plans must be submitted to DHS, Architectural Section, Austin, Texas.
(D) Particular attention should be paid to adequate, safe, and reasonable freeze protection for all piping. The design of freeze protection should minimize the need for dependence on staff action or intervention to provide protection.

Source Note: The provisions of this §19.340 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779; amended to be effective May 1, 2004, 29 TexReg 3235

SUBCHAPTER D FACILITY CONSTRUCTION
RULE §19.341 Electrical Requirements
(a) The design of the electrical systems must be done by or under the direction of a registered professional electrical engineer approved by the Texas State Board of Registration for Professional Engineers to operate in Texas, and the parts of the plans and specifications covering electrical design must bear the legible seal of the engineer. Requirements pertaining to utilities, heating, ventilating, and air-conditioning systems, vertical conveyors, and chutes must be in accordance with the Life Safety Code, Chapter 9, Building Service and Fire Protection Equipment.
(b) Requirements for fire protection systems must be in accordance with §19.337 of this title (relating to Fire Protection Systems).
(c) Electrical systems must meet the requirements of the NFPA 70.
(d) Specific requirements for lighting and outlets at resident bedrooms must be in accordance with §19.334 of this title (relating to Architectural Space Planning and Utilization).
(1) Emergency electrical service.
(A) To provide electricity during an interruption of the normal electric supply, an emergency source of electricity must be provided and connected to certain circuits for lighting and power.
(B) Emergency electrical connection service must be provided to the distribution systems as required by the Life Safety Code and NFPA 99.
(i) Emergency systems must include the following:
(I) illumination for means of egress, nurse stations, medication rooms, dining and living rooms, group bathing rooms (those not directly connected to resident bedrooms), and areas immediately outside of exit door (egress lighting must not be switched);
(II) exit signs and exit directional signs as required by the Life Safety Code;
(III) alarm systems including fire alarms activated by manual stations, water flow alarm devices of sprinkler systems, fire and smoke detecting systems, and alarms required for nonflammable medical gas systems if installed (where hospital-type functions are included in the nursing home facility, applicable standards will apply);
(IV) task illumination and selected receptacles at the generator set location;
(V) selected duplex receptacles including such areas as resident corridors, each bed location where patient care-related electrical appliances are utilized, nurse stations, and medication rooms including biological refrigerator;
(VI) nurse calling systems;
(VII) resident room night lights;
(VIII) a light and receptacle in the electrical and/or boiler room;
(IX) elevator cab lighting, control, and communication systems;
(X) all facility telephone equipment; and
(XI) paging or speaker systems if intended for communication during emergency. Radio transceivers where installed for emergency use must be capable of operating for at least one hour upon total failure of both normal and emergency power.

(ii) Critical systems (delayed automatic or manual connections to critical systems) must include the following:
(I) Heating equipment must provide heating for general resident rooms. This will not be required if:
(-a-) the outside design temperature is higher than 20 degrees Fahrenheit (-6 degrees Celsius);
(-b-) the outside design temperature is lower than 20 degrees Fahrenheit (-6 degrees Celsius) and where selected rooms are provided for the needs of all confined residents, then only those rooms need to be heated; or
(-c-) the facility is served by a dual source of normal power; and
(II) In instances when interruptions of power would result in elevators stopping between floors, throw-over facilities must be provided to allow the temporary operation of any elevator for the release of passengers.

(C) The emergency lighting must be automatically in operation within ten seconds after the interruption of normal electric power supply. Emergency service to receptacles and equipment may be delayed automatic or manually connected. Receptacles connected to emergency power must have red face plates. Stored fuel capacity must be sufficient for not less than four-hour operation of required generator.

(D) The design and installation of emergency motor generators must be in accordance with NFPA 37, NFPA 99, and NFPA 110.
(i) Generators must be a minimum of three feet from the combustible exterior building finish and a minimum of five feet from a building opening if located on the exterior of the building.
(ii) Generators located on the exterior of the building must be provided with a noncombustible protective cover or be protected as per manufacturer's recommendations.
(iii) Motor generators fueled by public utility natural gas must have the capability to be switched to an alternate fuel source in accordance with NFPA 70.

(E) The normal wiring circuit(s) for the emergency system must be kept entirely independent of all other wiring and must not enter the same race-ways, boxes, or cabinets in accordance with NFPA 70.

(2) General Lighting Requirements. General lighting requirements are as follows:
(A) All spaces occupied by people, machinery, equipment, approaches to buildings, and parking lots must have lighting.
(B) All quality, intensity, and type of lighting must be adequate and appropriate to the space and all functions within the space.
(C) Minimum lighting levels can be found in the Illuminating Engineering Society (IES) Lighting Handbook, latest edition. Minimum illumination must be 20-foot candles in resident rooms, corridors, nurses’ stations, dining rooms, lobbies, toilets, bathing facilities, laundries, stairways, and elevators. Illumination requirements for these areas apply to lighting throughout the space and should be measured at approximately 30 inches above the floor anywhere in the room. Minimum illumination for overbed reading lamps, medication-preparation or storage area, kitchens, and nurse’s station desks must be 50 foot candles. Illumination requirements for these areas apply to the task performed and should be measured on the task.
(D) Nursing unit corridors must have general illumination with provisions for reduction of light levels at night.
(E) Exposed incandescent light bulbs (or other high heat generating lamps) in closets or other similar spaces must be provided with basket wire guards or other suitable shield to prevent contact of combustible materials with the hot bulb and to help prevent breakage.

(F) Exposed incandescent or fluorescent bulbs will not be permitted in food service or other areas where glass fragments from breakage may get into food, medications, linens, or utensils. All fluorescent bulbs will be protected with a shield or catcher to prevent bulb drop-out.

(3) Receptacles (convenience outlets).

(A) Receptacles at bedrooms must be in accordance with §19.334(a)(7) of this title (relating to Architectural Space Planning and Utilization).

(B) Duplex receptacles for general use must be installed in corridors spaced not more than 50 feet apart and within 25 feet of ends of corridors.

(C) Receptacles must be provided for essential needs such as medication refrigerators and life support systems or equipment. At least one outlet in each resident corridor must be provided with emergency electrical service. All receptacles on emergency circuits must be clearly, distinctively, and permanently identified, such as using a red face plate and/or a small label that says "Emergency."

(D) Receptacles in the remainder of the building must be sufficient to serve the present and future needs of the residents and equipment.

(E) Location of receptacles (horizontally and vertically) should be carefully planned and coordinated with the expected designed use of furnishings and equipment to maximize their accessibility and to minimize conditions such as beds or chests being jammed against plugs used in the outlets.

(F) Exterior receptacles must be approved waterproof type.

(G) Ground fault interruption protection must be provided at appropriate locations such as at whirlpools and other wet areas in accordance with the National Electrical Code.

(4) Nurse call systems.

(A) A nurse call system consists of power units, annunciator control units, corridor dome stations, emergency call stations, bedside call stations, and activating devices. The units must be compatible and laboratory listed for the system and use intended.

(B) Each resident bedroom must be served by at least one calling station and each bed must be provided with a call switch. Two call switches serving adjacent beds may be served by one calling station. Each call entered into the system must activate a corridor dome light above the bedroom, bathroom, or toilet corridor door; a visual signal at the nurses station which indicates the room from which the call was placed, and a continuous or intermittent audible signal of sufficient amplitude to be clearly heard by nursing staff. The amplitude or pitch of the audible signal must not be such that it is irritating to residents or visitors. The system must be designed so that calls entered into the system may be canceled only at the calling station. Intercom-type systems which meet this requirement are acceptable.

(C) Nurse calling systems which provide two-way voice communication must be equipped with an indicating light at each calling station which lights and remains lighted as long as the voice circuit is operating.

(D) A nurse call emergency switch(es) must be provided for resident use at each resident’s toilet, bath, and shower. These switches must be usable by residents using the fixtures and by a collapsed resident lying on the floor.

Source Note: The provisions of this §19.341 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective May 1, 2004, 29 TexReg 3235

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.342 Miscellaneous Details

(a) Safety related details. A high degree of safety for the occupants is needed to minimize accidents more apt to occur with the elderly and/or infirm residents in a nursing facility. Consideration must be given to the fact that many have impaired vision, hearing, spatial perception, and ambulation.
(1) Hazards such as sharp corners and edges and unexpected steps must be avoided.
(2) Items such as drinking fountains, telephone booths, vending machines, and portable equipment must be located so as not to restrict corridor traffic or reduce corridor width.
(3) Windows must be designed to prevent residents from accidentally falling through the windows.
(4) Doors that normally stay open or are frequently used must not swing out into the corridor unless otherwise needed or required. Alcoves may be provided for doors that must swing outward toward a corridor or way of egress.
(5) The proper use of safety glass must be adhered to in applicable locations and conditions.
(6) Thresholds and expansion joint covers must be made essentially flush with the floor surface to facilitate use of wheelchairs and carts. See §19.340(a)(8) of this title (relating to Mechanical Requirements) for requirements for such items as shower curbs, surfaces, and doors.
(7) Grab bars must be provided at all residents' toilets, showers, tubs, and sitz baths. The bars must be 1-1/4 to 1-1/2 inches in diameter and must have 1-1/2 inch clearance to walls. Bars must have sufficient strength and anchorage to sustain a concentrated load of 250 pounds. Grab bar standards must comply with standards adopted under the Americans with Disabilities Act of 1990.
(8) Handrails must be provided on both sides of corridors used by residents. A clear distance of 1-1/2 inches must be provided between the handrail and the wall. Handrails must be securely mounted to withstand downward forces of 250 pounds. Handrails may be omitted on wall segments less than 18 inches. Handrails must be mounted 33 inches to 36 inches above the floor, and must comply with standards adopted under the Americans with Disabilities Act and the Texas Accessibility Standards.
(9) Ends of handrails and grab bars must be constructed to prevent snagging the clothes of residents (that is, return ends to wall).
(10) Ceiling fan blades must be at least seven feet above the floor and be located so as not to interfere with the operation of any ceiling-mounted smoke detectors.
(b) General details.
(1) Concrete floors, whether finished by sealant, or similar product, must not be used as the finished floor unless specifically approved in writing by the Texas Department of Human Services. An exception is mechanical equipment rooms and maintenance or similar areas.
(2) Sound separation must be provided in corridor walls and resident room party walls; Minimum Sound Transmission Coefficient 30 per American Society for Testing Material E-90.
(3) Illumination and a safe platform in the attic must be provided at all attic access panels.
(4) Attic access must be provided for building maintenance. Access panels must be prime coated steel flush panels where required to maintain fire rating of ceiling-roof/ceiling-floor assemblies. **Source Note:** The provisions of this §19.342 adopted to be effective July 1, 1996, 21 TexReg 4408; amended to be effective August 1, 2000, 25 TexReg 6779; amended to be effective July 1, 2002, 27 TexReg 5245

**SUBCHAPTER D FACILITY CONSTRUCTION**

**RULE §19.343 Elevators**

All buildings having residents' facilities (such as bedrooms, dining rooms, or recreation areas) or resident services (such as diagnostic or therapy) located on other than the main entrance floor must have at least one electric or electrohydraulic elevator and must comply with standards adopted under the American National Standards Institute (ANSI) Code, §A17.1.

(1) Number of elevators.
(A) At least one hospital-type elevator must be installed where one to 60 resident beds are located on any floor other than the main entrance floor.
(B) At least two (one of which must be hospital-type) elevators must be installed where 61 to 200 resident beds are located on floors other than the main entrance floor, or where the major inpatient services are located on a floor other than those containing resident beds. Elevator service may be reduced for those floors which provide only partial inpatient services.
(C) At least three (one of which must be hospital-type) elevators must be installed where 201 to 350 resident beds are located on floors other than the main entrance floor or where the major inpatient services are located on a floor other than those containing resident beds. Elevator service may be reduced for those floors which provide only partial inpatient services.

(D) For facilities with more than 350 resident beds, the number of elevators must be determined from a study of the facility plan and the estimated vertical transportation requirements.

(2) Cars and platforms. Cars of hospital-type elevators must have inside dimensions that will accommodate a resident bed and attendants and must be at least five feet wide by seven feet six inches deep. The car door must have a clear opening of not less than three feet eight inches.

(3) Leveling. Elevators must be equipped with an automatic leveling device of the two-way automatic maintaining type with an accuracy of 1/2 inch.

(4) Operation. Elevators, except freight elevators, must be equipped with a two-way special service switch to permit cars to bypass all landing button calls and be dispatched directly to any floor.

(5) Accessibility provisions. Elevator controls, alarm buttons, and telephones, must be accessible to and usable by individuals with disabilities as required under the Americans with Disabilities Act of 1990.

(6) Protection from fire. Elevator call buttons, controls, and door safety stops must be of a type that will not be activated by heat or smoke. Door openings must meet the requirements of the Life Safety Code for protection of vertical openings.

(7) Field inspection and tests. Inspections and tests must be made and the owner must be furnished written certification that the installation meets the requirements set forth in this section and all applicable safety regulations and codes.

Source Note: The provisions of this §19.343 adopted to be effective July 1, 1996, 21 TexReg 4408.

SUBCHAPTER D FACILITY CONSTRUCTION

RULE §19.344 Plans, Approvals, and Construction Procedures

At the option of the applicant, the Texas Department of Human Services (DHS) will review plans for new buildings, additions, conversion of buildings not licensed by DHS, or remodeling of existing licensed facilities. DHS will, within 30 days, inform the applicant in writing of the results of the review. If the plans comply with DHS’s architectural requirements, DHS may not subsequently change the architectural requirement applicable to the project unless the change is required by federal law or the applicant fails to complete the project within two years. DHS may grant a waiver of this two-year period for delays due to unusual circumstances. There is no time limit to complete a project, only a time limit for completing a project using requirements that have been revised after the project was reviewed.

(1) Submittal of plans.

(A) For review of plans, submit one copy of working drawings and specifications (contract documents) before construction begins. Documents must be in sufficient detail to interpret compliance with these standards and assure proper construction. Documents must be prepared according to accepted architectural practice and must include general construction, special conditions, and schedules.

(B) Final copies of plans must have (in the reproduction process by which plans are reproduced) a title block that shows name of facility, person, or organization preparing the sheet, sheet numbers, facility address, and drawing date. Sheets and sections covering structural, electrical, mechanical, and sanitary engineering final plans, designs, and specifications must bear the seal of a registered professional engineer approved by the State Board of Registration for Professional Engineers to operate in Texas. Contract documents for additions, remodeling, and construction of an entirely new facility must be prepared by an architect licensed by the Texas State Board of Architectural Examiners. Drawings must bear the seal of the architect.

(C) A final plan for a major addition to a facility must include a basic layout to scale of the entire building onto which the addition will connect. North direction must be shown. The entire basic
layout usually can be to scale such as 1/16 inch per foot or 1/32 inch per foot for very large buildings.

(D) Plans and specifications for conversions or remodeling must be complete for all parts and features involved.

(E) The sponsor is responsible for employing qualified personnel to prepare the contract documents for construction. If the contract documents have errors or omissions to the extent that conformance with standards cannot be reasonably assured or determined, a revised set of documents for review may be requested.

(F) The review of plans and specifications by DHS is based on general utility, the minimum licensing standards, and conformance of the Life Safety Code, and is not to be construed as all-inclusive approval of the structural, electrical, or mechanical components, nor does it include a review of building plans for compliance with the Texas Accessibility Standards as administered and enforced by the Texas Department of Licensing and Regulation.

(G) Fees for plan review will be required in accordance with §19.219 of this title (relating to Plan Review Fees).

(2) Contract documents.

(A) Site plan documents must include:
   (i) grade contours;
   (ii) streets (with names);
   (iii) north arrow;
   (iv) fire hydrants;
   (v) fire lanes;
   (vi) utilities, public or private;
   (vii) fences; and
   (viii) unusual site conditions, such as
   (I) ditches;
   (II) low water levels;
   (III) other buildings on-site; and
   (IV) indications of buildings five feet or less beyond site property lines.

(B) Foundation plan documents must include general foundation design and details.

(C) Floor plan documents must include:
   (i) room names, numbers, and usages;
   (ii) doors (numbered), including swing;
   (iii) windows;
   (iv) legend or clarification of wall types;
   (v) dimensions;
   (vi) fixed equipment;
   (vii) plumbing fixtures;
   (viii) kitchen basic layout; and
   (ix) identification of all smoke barrier walls (outside wall to outside wall) or fire walls.

(D) For both new construction and additions or remodeling to existing buildings, an overall plan of the entire building must be drawn or reduced to fit on an 8 1/2-inch by 11-inch sheet.

(E) Schedules must include:
   (i) door materials, widths, and types;
   (ii) window materials, sizes, and types;
   (iii) room finishes; and
   (iv) special hardware.

(F) Elevations and roof plan must include:
(i) exterior elevations, including
(ii) any rooftop equipment;
(iii) roof slopes;
(iv) gas piping, etc.; and
(v) interior elevations where needed for special conditions.

(G) Details must include:
(i) wall sections as needed, especially for special conditions;
(ii) cabinet and built-in work, basic design only;
(iii) cross sections through buildings as needed; and
(iv) miscellaneous details and enlargements as needed.

(H) Building structure documents must include:
(i) structural framing layout and details (primarily for column, beam, joist, and structural building);
(ii) roof framing layout (when it cannot be adequately shown on cross section); and
(iii) cross sections in quantity and detail to show sufficient structural design and structural details as necessary to assure adequate structural design and calculated design loads.

(I) Electrical documents must include:
(i) electrical layout, including lights, convenience outlets, equipment outlets, switches, and other electrical outlets and devices;
(ii) service, circuiting, distribution, and panel diagrams;
(iii) exit light system (exit signs and emergency egress lighting);
(iv) emergency electrical provisions (such as generators and panels);
(v) staff communication system;
(vi) fire alarm and similar systems (such as control panel, devices, and alarms); and
(vii) sizes and details sufficient to assure safe and properly operating systems.

(J) Plumbing documents must include:
(i) plumbing layout with pipe sizes and details sufficient to assure safe and properly operating systems;
(ii) water systems;
(iii) sanitary systems;
(iv) gas systems; and
(v) other systems normally considered under the scope of plumbing, fixtures, and provisions for combustion air supply.

(K) Heating, ventilating, and air-conditioning systems (HVAC) documents must include:
(i) sufficient details of HVAC systems and components to assure a safe and properly operating installation, including, but not limited to, heating, ventilating, and air-conditioning layout, ducts, protection of duct inlets and outlets, combustion air, piping, exhausts, and duct smoke and/or fire dampers; and
(ii) equipment types, sizes, and locations.

(L) Sprinkler system documents must include:
(i) plans and details of National Fire Protection Association (NFPA) designed systems;
(ii) plans and details of partial systems provided only for hazardous areas; and
(iii) electrical devices interconnected to the alarm system.

(M) Specifications must include:
(i) installation techniques;
(ii) quality standards and/or manufacturers;
(iii) references to specific codes and standards;
(iv) design criteria;
(v) special equipment;
(vi) hardware;
(vii) finishes; and
(viii) any others as needed to amplify drawings and notes.
(N) Other layouts, plans, or details as may be necessary for a clear understanding of the design and
scope of the project, including plans covering private water or sewer systems, must be reviewed by
local health or wastewater authority having jurisdiction.
(3) Construction phase.
(A) DHS must be notified in writing before construction starts.
(B) All construction not done in accordance with the completed plans and specifications as
submitted for review and as modified in accordance with review requirements will require
additional drawings if the change is significant.
(4) Initial survey of completed construction.
(A) Upon completion of construction, including grounds and basic equipment and furnishings, a
final construction inspection (initial survey) of the facility must be performed by DHS before
admitting residents. An initial architectural inspection will be scheduled after DHS receives a
notarized licensure application, required fee, fire marshal approval, and a letter from an architect
or engineer stating that to the best of their knowledge the facility meets the architectural
requirements for licensure.
(B) After the completed construction has been surveyed by DHS and found acceptable, this
information will be forwarded to the DHS Facility Enrollment Section as part of the information
needed to issue a license to the facility. In the case of additions or remodeling of existing facilities, a
revision or modification to an existing license may be necessary. The building, including basic
furnishings and operational needs, grades, drives, and parking, must essentially be 100% complete
at the time of this initial visit for occupancy approval and licensing. A facility may accept up to three
residents between the time it receives initial approval from DHS and the time the license is issued.
(C) The following documents must be available to DHS’s architectural inspecting surveyor at the
time of the survey of the completed building:
(i) written approval of local authorities as required in subparagraph (A) of this paragraph;
(ii) written certification of the fire alarm system by the installing agency (the Texas State Fire
Marshal's Fire Alarm Installation Certificate);
(iii) documentation of materials used in the building that are required to have a specific limited fire
or flame spread rating, including special wall finishes or floor coverings, flame retardant curtains
(including cubicle curtains), rated ceilings, etc., and, in the case of carpeting, a signed letter from the
installer verifying that the carpeting installed is named in the laboratory test document;
(iv) approval of the completed sprinkler system installation by the Texas Department of Insurance
or designing engineer. A copy of the material list and test certification must be available;
(v) service contracts for maintenance and testing of alarm systems, sprinkler systems, etc.;
(vi) a copy of gas test results of the facility's gas lines from the meter;
(vii) a written statement from an architect/engineer stating, to the best of his knowledge, the
building was constructed in substantial compliance with the construction documents, the Life
Safety Code, DHS licensure standards, and local codes; and
(viii) any other such documentation as needed.
(5) Nonapproval of new construction.
(A) If, during the initial on-site survey of completed construction, the surveyor finds certain basic
requirements not met, DHS may recommend the facility not be licensed and approved for
occupancy. Such items may include the following:
(i) substantial changes made during construction that were not submitted to DHS for review and that may require revised "as-built" drawings to cover the changes. This may include architectural, structural, mechanical, and electrical items as specified in paragraph (3)(B) of this section;
(ii) construction that does not meet minimum code or licensure standards, such as corridors that are less than required width, ceilings installed at less than the minimum seven-foot, six-inch height, resident bedroom dimensions less than required, and other such features that would disrupt or otherwise adversely affect the residents and staff if corrected after occupancy;
(iii) no written approval by local authorities;
(iv) fire protection systems, including, but not limited to, fire alarm systems, emergency power and lighting, and sprinkler systems, not completely installed or not functioning properly;
(v) required exits not all usable according to National Fire Protection Association (NFPA) 101 requirements;
(vi) telephone not installed or not properly working;
(vii) sufficient basic furnishings, essential appliances, and equipment not installed or not functioning; and
(viii) any other basic operational or safety feature that would preclude safe and normal occupancy by the residents on that day.

(B) If the surveyor encounters only minor deficiencies, licensure may be recommended based on an approved written plan of correction from the facility’s administrator.
(C) Copies of reduced-size floor plans on an 8 1/2-inch by 11-inch sheet must be submitted in duplicate to DHS for record/file use and for the facility’s use for evacuation plan, fire alarm zone identification, etc. The plan must contain basic legible information such as scale, room usage names, actual bedroom numbers, doors, windows, and any other pertinent information.

Source Note: The provisions of this §19.344 adopted to be effective April 1, 2002, 27 TexReg 2249

SUBCHAPTER R PHYSICAL PLANT AND ENVIRONMENT

RULE §19.1701 Physical Environment

The facility must be designed, constructed, equipped, and maintained to protect the health and ensure the safety of residents, personnel, and the public.

(1) Life safety from fire.

(A) The facility must meet the applicable provisions of the 1985 edition of the Life Safety Code of the National Fire Protection Association (NFPA) as designated by federal law and regulations (Health and Safety Code, §242.039(b)). The Life Safety Code is available for inspection at the Office of the Federal Register Information Center, Washington, D.C. Copies may be obtained from the NFPA, Batterymarch Park, Quincy, Massachusetts 02200. The New Health Care Occupancies chapter of the Life Safety Code is applicable to new construction, conversions of existing unlicensed buildings, remodeling, and additions. The Existing Health Care Occupancies chapter of the Life Safety Code is applicable to existing nursing homes.

(B) After consideration of the findings of the Texas Department of Human Services (DHS) for Medicare/Medicaid certified facilities, the Health Care Financing Administration (HCFA) may waive specific provisions of the Life Safety Code which, if rigidly applied, would result in unreasonable hardship on the facility, but only if the waiver does not adversely affect the health and safety of residents or personnel.

(2) Emergency power.

(A) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits; equipment to maintain the fire detection, alarm, and extinguishing systems; and life-support systems if the normal electrical supply is interrupted.

(B) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in NFPA 99, Health Care Facilities) located on the premises.

(3) Space and equipment. The facility must:
(A) provide sufficient space and equipment in dining, health services, recreation, and program areas to enable staff to provide residents with needed services as required by these standards and as identified in each resident's plan of care; and
(B) maintain all essential mechanical, electrical, and patient care equipment in safe operating condition.

(4) Resident rooms. Resident rooms must be designed and equipped for adequate nursing care, comfort, and privacy of residents.

(A) Bedrooms must:
(i) accommodate no more than four residents;
(ii) measure at least 80 square feet per resident in multiple resident bedrooms and at least 100 square feet in single resident rooms;
(iii) have direct access to an exit corridor;
(iv) be designed or equipped to assure full visual privacy for each resident;
(v) in facilities initially certified after March 31, 1992, except in private rooms, have ceiling-suspended curtains for each bed, which extend around the bed to provide total visual privacy, in combination with adjacent walls and curtain;
(vi) have at least one window to the outside; and
(vii) have a floor at or above grade level.

(B) The facility must provide each resident with:
(i) a separate bed of proper size and height for the convenience of the resident;
(ii) a clean, comfortable mattress;
(iii) bedding appropriate to the weather and climate; and
(iv) functional furniture appropriate to the resident's needs and individual closet space in the resident's bedroom with clothes racks and shelves accessible to the resident.

(C) DHS may permit variations in requirements specified in paragraph (1)(A) and (B) of this section relating to rooms in individual cases when the facility demonstrates in writing that the variations:
(i) are required by the special needs of the residents; and
(ii) will not adversely affect residents' health and safety.

(5) Toilet facilities. Each resident room must be equipped with or located near toilet and bathing facilities.

(6) Resident call system. The nurse's station must be equipped to receive resident calls through a communication system from:
(A) resident rooms; and
(B) toilet and bathing facilities.

(7) Dining and resident activities. The facility must provide one or more rooms designated for resident dining and activities. These rooms must be:
(A) well-lighted;
(B) well ventilated, with nonsmoking areas identified;
(C) adequately furnished; and
(D) sufficiently spacious to accommodate all activities.

(8) Other environmental conditions. The facility must provide a safe, functional, sanitary, and comfortable environment for residents, staff, and the public. The facility must:
(A) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;
(B) have adequate outside ventilation by means of windows, mechanical ventilation, or a combination of the two;
(C) equip corridors with firmly secured handrails on each side; and
(D) maintain an effective pest control program so that the facility is free of pests and rodents.

Source Note: The provisions of this §19.1701 adopted to be effective July 1, 1996, 21 TexReg 4408.
R432-5. Nursing Facility Construction.

R432-5-1. Legal Authority.
This rule is promulgated pursuant to Title 26, Chapter 21.

R432-5-2. Purpose.
The purpose of this rule is to promote the health and welfare through the establishment and enforcement of construction standards. The intent is to provide residential like environments and encourage social interaction of residents.

R432-5-3. Definitions.
(1) "Special Care Unit" means a physical area within a licensed facility designated for the housing and treatment of residents diagnosed with a specifically defined disease or medical condition.
(2) "Room or Office" when used in this rule describes a specific, separate, enclosed space for the service. When room or office is not used, multiple services may be accommodated in one enclosed space.

R432-5-4. Description of Service.
(1) A nursing unit shall consist of resident rooms, resident care spaces, and services spaces.
(2) Each nursing unit shall contain at least four resident beds.
(3) Rooms and spaces composing a nursing unit shall be contiguous.
(4) A nursing care facility operated in conjunction with a general hospital or other licensed health care facility shall comply with all provisions of this section. Dietary, storage, pharmacy, maintenance, laundry, housekeeping, medical records, and laboratory functions may be shared by two or more facilities.
(5) Special care units shall comply with all provisions of R432-5.
(6) Windows, in rooms intended for 24-hour occupancy, shall be operable.

R432-5-5. General Design Requirements.
R432-4-1 through R432-4-23, and 24(3) apply with the following modifications.
(1) Fixtures in all public and resident toilet and bathrooms shall comply with Americans with Disabilities Act Accessibility Guidelines, (ADAAG) 28 CFR 36, Appendix A, (July 1993). These rooms shall be wheelchair accessible with wheelchair turning space within the room.
(2) Lavatories, counters, and door clearances within resident rooms shall be wheelchair accessible.

R432-5-6. General Construction Requirements.
(1) Nursing facilities shall be constructed in accordance with the Guidelines for Design and Construction of Hospital and Health Care Facilities (Guidelines), Section 8 and Appendix A, 2001 edition which is adopted by reference.
(2) Where a modification is cited, the modification supersedes conflicting requirements of the Guidelines.

R432-5-7. Nursing Unit.
(1) When more than one nursing unit shares spaces and service areas, as permitted in this rule, the shared spaces and service areas shall be contiguous to each nursing unit served.
(2) Facility service areas shall be accessible from common areas without compromising resident privacy.
(3) Each nursing unit shall have a maximum number of 60 beds.
(4) At least two single-bed rooms, each with private toilet room containing a toilet, lavatory, and bathing facility shall be provided for each nursing unit.
(a) In addition to the lavatory in the toilet room, in new construction and remodeling, a lavatory or handwashing sink shall be provided in the resident room.
(b) Ventilation shall be in accordance with Table 6 with all air exhausted to the outside.
(5) Each room shall have a window in accordance with R432-4-23(5).
(6) Each resident closet shall be a minimum of 22 inches deep by 36 inches wide with a shelf to store clothing and a clothes rod positioned to accommodate full length garments.
(7) A nurse call system is not required in facilities which care for persons with mental retardation or developmental disabilities. With prior approval of the Department, a nursing facility may modify the system to alleviate hazards to residents.
(8) Handwashing facilities shall be located near the nursing station and the drug distribution station.
(9) A staff toilet room may also serve as a public toilet room if it is located in the nursing unit.
(10) A clean workroom or clean holding room with a minimum area of 80 square feet shall provide for preparing resident care items.
(a) The clean work room shall contain a counter, handwashing facilities and storage facilities.
(b) The work counter and handwashing facilities may be omitted in rooms used only for storage and holding, as part of a larger system for distribution of clean and sterile supply materials.
(11) If a medical cart is used it shall be under visual control of staff.
(a) Double locked storage shall be provided for controlled drugs.
(b) Provisions shall be made for receiving, assembling, and storage of drugs and other pharmacy products.
(12) If a closed cart is used for clean linen storage, it shall be stored in a room with a self closing door. Storage in an alcove in a corridor is prohibited.
(13) Ice intended for human consumption shall be dispensed by self dispensing ice makers. Bin type storage units are prohibited.
(14) Gurney showers for residents may be provided at the option of the facility.
(a) One bathtub and shower shall be provided on each nursing floor in addition to bath fixtures in resident toilet rooms.
(b) At least one shower on each floor shall be at least four feet square without curbs designed for use by a resident using a wheelchair.
(c) Each resident bathtub and shower shall be in a separate room or enclosure large enough to ensure privacy and to allow staff to assist with bathing, drying, and dressing.
(15) At least one toilet room shall be provided on each floor containing a nursing unit to be used for resident toilet training.
(a) The room shall contain a toilet and lavatory with wheelchair turning space within the room.
(b) A toilet room with direct access from the bathing area shall be provided at each central bathing area if a toilet is not otherwise provided in the bathing area. The toilet training facility may serve this function if there is direct access from the bathing area.
(c) Doors to toilet rooms shall have a minimum width of 34 inches to admit a wheelchair. The doors shall permit access from the outside in case of an emergency.
(d) A handwashing fixture shall be provided in each toilet room.
(16) An equipment storage room with a minimum area of 120 square feet for portable equipment shall be provided.

R432-5-8. Resident Support Areas.
(1) Occupational therapy service areas may be counted in the calculation of support space.
(2) Physical Therapy, personal care room, and public waiting lobbies shall not be included in the calculation of support space.
(3) There shall be resident living areas equipped with tables, reading lamps, and comfortable chairs designed to be usable by all residents.
(4) There shall be a general purpose room with a minimum area of 100 square feet equipped with a table and comfortable chairs.
(5) A minimum area of ten square feet per bed shall be provided for outdoor recreation. This space shall be provided in addition to the setbacks on street frontages required by local zoning ordinances.
(6) Examination and Treatment rooms.
   (a) An examination and treatment room shall be provided except when all resident rooms are single bed rooms.
   (b) An examination and treatment room may be shared by multiple nursing units.
   (c) When provided, the room shall have a minimum floor area of 100 square feet, excluding space for vestibules, toilet, closets, and work counters, whether fixed or moveable.
   (d) The room shall contain a lavatory equipped for handwashing, work counter, storage facilities, and a desk, counter, or shelf space for writing.
(7) In addition to facility general storage areas, at least five square feet per bed shall be provided for resident storage.

**R432-5-9. Rehabilitation Therapy.**

(1) A separate storage room for clean and soiled linen shall be provided contiguous to the rehabilitation therapy area.
(2) Storage for rehabilitation therapy supplies and equipment shall be provided.

**R432-5-10. General Services.**

(1) Linen services shall comply with R432-4-24(3).
(2) There shall be one housekeeping room for each nursing unit.
(3) Yard equipment and supply storage areas shall be located so that equipment may be moved directly to the exterior without passing through building rooms or corridors.

**R432-5-11. Waste Storage and Disposal.**

Facilities and equipment shall be provided for the sanitary storage and treatment or disposal of all categories of waste, including hazardous and infectious wastes if applicable, using techniques defined by the Utah Department of Environmental Quality, and the local health department having jurisdiction.

**R432-5-12. Details and Finishes.**

(1) Grab bars shall be installed in all toilet rooms in accordance with the ADAAG.
(2) Corridor and hallway handrails shall comply with ADAAG. The top of the rail shall be 34 inches above the floor, except for areas serving children and other special care areas.
(3) Cubicle curtains and draperies shall be affixed to permanently mounted tracks or rods. Portable curtains or visual barriers are not permitted.
(4) Signs shall be provided as follows:
   (a) general and circulation direction signs in corridors;
   (b) identification at each door; and
   (c) emergency directional signs;
   (d) all signs in corridors shall comply with ADAAG.
(5) Partitions, floor and ceiling construction in resident areas shall comply with the noise reduction criteria of Table 1 for sound control.

**TABLE 1**

<table>
<thead>
<tr>
<th>Sound Transmission Limitations in Long-Term Care Facilities</th>
<th>Airborne Sound Transmissions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transmissions Class (STC) (a) Class (IIC)</td>
<td>Partitions Floors (Residents') room to resident's room 35 40</td>
</tr>
<tr>
<td>(b) Public space to (residents) room (b) 40 40</td>
<td>Service areas to (residents') room (c) 45 45</td>
</tr>
<tr>
<td>(a) Sound transmissions (STC) shall be determined by tests in accordance with Standard E90 and ASTM Standard E413. Where partitions do not extend to the structure above, the designer shall consider sound transmissions through ceilings and composite STC performance.</td>
<td></td>
</tr>
</tbody>
</table>
(b) Public space includes lobbies, dining rooms, recreation rooms, treatment rooms, and similar space.
(c) Service areas include kitchens, elevators, elevator machine rooms, laundry rooms, garages, maintenance rooms, boilers and mechanical equipment rooms and similar spaces of high noise. Mechanical equipment located on the same floor or above patient’s rooms, offices, nurses’ stations, and similarly occupied space shall be effectively isolated from the floor.

**R432-5-13. Elevators.**
At least one elevator serving all levels shall accommodate a gurney with attendant and have minimum inside cab dimensions of 5'8" wide by 8'5" deep and a minimum clear door width of 3'8".

**R432-5-14. Mechanical Standards.**
(1) Mechanical tests shall be conducted prior to final Department construction inspection.
(2) Written test results shall be retained in facility maintenance files and available for Department review.
(3) Air Conditioning, Heating, and Ventilating Systems shall include:
   (a) A heating system capable of maintaining a temperature of 80 degrees Fahrenheit in areas occupied by residents.
   (b) A cooling system capable of maintaining a temperature of 72 degrees Fahrenheit in areas occupied by residents.
   (c) Evaporative coolers may only be used in kitchen hood systems that provide 100% outside air.
   (d) Isolation rooms may be ventilated by reheat induction units in which only the primary air supplied from a central system passes through the reheat unit. No air shall be recirculated into the building system.
   (e) Supply and return systems must be within a duct. Common returns using corridor or attic spaces as return plenums are prohibited.
   (f) Filtration shall be provided when mechanically circulated outside air is used.
   (g) Hoods.
      (i) All hoods over cooking ranges shall be equipped with grease filters, fire extinguishing systems, and heat activated fan controls.
      (ii) Cleanout openings shall be provided every 20 feet in horizontal sections of duct systems serving the hoods.
   (h) Gravity exhaust may be used, where conditions permit, for boiler rooms, central storage, and other nonresident areas.
(4) Plumbing and other Piping Systems shall include:
   (a) Handwashing facilities that are arranged to provide sufficient clearance for single lever operating handles.
   (b) Dishwashers, disposal and appliances that are National Sanitation Foundation (NSF) approved and have the NSF seal affixed.
   (c) Kitchen grease traps that are located and arranged to permit access without the need to enter food preparation or storage areas.
   (d) Hot water provided in patient tubs, showers, whirlpools, and handwashing facilities that is regulated by thermostatically controlled automatic mixing valves. These valves may be installed on the recirculating system or on individual inlets to appliances.

**R432-5-15. Electric Standards.**
(1) Operators shall maintain written certification to the Department verifying that systems and grounding comply with NFPA 99 and NFPA 70.
(2) Approaches to buildings and all spaces within buildings occupied by people, machinery, or equipment shall have fixtures for lighting in accordance with the requirements of the Illuminating Engineering Society of North America (IESNA). Parking lots shall have fixtures for lighting to provide light levels as recommended in IES Recommended Practice RP-20-1998, Lighting for parking facilities by the Illuminating Engineering Society of North America.
(3) Automatic emergency lighting shall be provided in accordance with NFPA 99 and NFPA 101.
(4) Each examination and work table shall have access to a minimum of two duplex outlets.
(5) Receptacles and receptacle cover plates on the emergency system shall be red.
(6) An on-site emergency generator shall be provided in all nursing care facilities except small ICF/MR health care facilities of 16 beds or less.
   (a) In addition to requirements of NFPA 70, Section 517-40, the following equipment shall be connected to the critical branch of the essential electrical system.
      (i) heating equipment necessary to provide heated space sufficient to house all residents under emergency conditions,
      (ii) duplex convenience outlets in the emergency heated area at the ratio of one duplex outlet for each ten residents,
      (iii) nurse call system,
      (iv) one duplex receptacle in each resident bedroom.
   (b) Fuel storage shall permit continuous operation of the services required to be connected to the emergency generator for 48 hours.

R432-5-16. Exclusions to the Guidelines.
The following sections of the Guidelines do not apply:
(1) Parking, Section 8.1.F.
(2) Program of Functions, Section 8.1.G.
(3) Clean workroom, Subsection 8.2.C.5.
(4) Linen Services, section 8.11.
(5) Clusters and Staffing Considerations, section A8.2.A. The cluster design concept has proven beneficial in numerous cases, but is optional. However, the Department encourages new construction projects to consider this concept.

R432-5-17. Penalties.
The Department may assess a civil money penalty of up to $5,000 and deny approval for patient utilization of new or remodeled areas if a health care provider does not submit architectural drawings to the Bureau of Licensing. The Department may assess a civil money penalty of up to $5,000 if the licensee fails to follow Department-approved architectural plans. The Department may assess a civil money penalty of up to $500 per day for each day a new or renovated area is occupied prior to Bureau of Licensing approval.

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8. PHYSICAL ENVIRONMENT
The facility must be designed, constructed, equipped, and maintained to protect the health and safety of residents, personnel and the public.
8.1 Life Safety from Fire
   (a) The facility must meet the applicable provisions of the Vermont Fire Prevention and Building Code.
   (b) After consideration of state licensing agency findings, the Vermont Department of Labor and Industry may waive specific provisions of the Vermont Fire Prevention and Building Code which, if rigidly applied, would result in unreasonable hardship upon the facility, but only if the waiver does not adversely affect the health and safety of residents or personnel.
8.2 Emergency Power
   (a) An emergency electrical power system must supply power adequate at least for lighting all entrances and exits; equipment to maintain the fire detection, alarm and extinguishing systems; and life support systems in the event the normal electrical supply is interrupted.
(b) When life support systems are used, the facility must provide emergency electrical power with an emergency generator (as defined in Vermont Fire Prevention and Building Code) that is located on the premises.

8.3 Space and Equipment
The facility must:
(a) provide sufficient space and equipment in dining, health services, recreation and program areas to enable staff to provide residents with needed services as required by these standards and as identified in each resident’s plan of care; and
(b) maintain all essential mechanical, electrical and patient-care equipment in safe operating condition.

8.4 Resident Rooms
(a) Resident rooms must be designed and equipped for adequate nursing care, comfort and privacy of residents.
(b) Bedrooms must:
(1) accommodate no more than two residents, except as provided in (e) below;
(2) measure at least 80 square feet per resident in multiple resident bedrooms, and at least 100 square feet in single resident rooms;
(3) have direct access to an exit corridor;
(4) be designed or equipped to assure full visual privacy for each resident;
(5) in facilities initially certified after March 31, 1992, except in private rooms, have ceiling suspended curtains for each bed that extend around the bed to provide total visual privacy in combination with adjacent walls and curtains;
(6) have at least one window to the outside; and
(7) have a floor at or above grade level.
(c) The facility must provide each resident with:
(1) a separate bed of proper size and height for the convenience of the resident;
(2) a clean, comfortable mattress;
(3) bedding appropriate to the weather and climate; and
(4) functional furniture appropriate to the resident’s needs, and individual closet space in the resident’s bedroom with clothes racks and shelves accessible to the resident.
(d) The licensing agency may permit variations in requirements specified in subsections 8.4(b)(1) and (2) of this section relating to rooms in individual cases when the facility demonstrates in writing that the variations:
(1) are in accordance with the special needs of the residents; and
(2) will not adversely affect residents’ health and safety.
(e) Resident bedrooms in existence on the effective date of this rule that are designed to accommodate three or four persons may remain in operation, subject to the following conditions:
(1) At least annually, residents who reside in three- or four-bed rooms will be offered the first vacant bed in a semi-private or private room (depending upon payment source) when such bed becomes available and prior to admission of a new resident into such bed. The resident’s patient record shall record the date on which the resident was offered the opportunity to relocate to a semi-private or private room, the resident’s response and, if the resident requests a transfer to a semi-private or private room, the date on which the transfer occurred.
(2) Admission of a new resident to a three- or four-bed room may occur only with the resident’s or the resident’s legal representative’s consent.
(3) Any downsizing or reduction in licensed capacity initiated by the facility must first reduce the number of beds contained in three- and four-bed rooms such that these rooms are converted to semi-private or private occupancy.
(4) Proposals for new construction, expansion, renovation or substantial rehabilitation of a facility requiring Certificate of Need approval pursuant to 18 V.S.A. §9434 will not be approved by the
licensing agency unless the construction proposal includes a plan for elimination or conversion of all three- and four-bed rooms to rooms which accommodate no more than two persons.

(i) The terms “renovation or substantial rehabilitation” shall not be deemed to include routine maintenance or repairs due to normal wear and tear.

(ii) “Routine maintenance or repairs” includes, but is not limited to, furnace replacement, roof replacement, rewiring, and repainting and other improvements that do not alter the appearance or layout of the facility.

(iii) Construction that alters the appearance or layout of the facility, including relocation of walls, partitions, doors, creation or subdivision of rooms, or conversion of a portion of the facility for a different use, shall be considered “renovation or substantial rehabilitation” and not “routine maintenance or repair”.

(5) Facilities shall provide private space for residents of three or four bedrooms to visit with family, relatives, friends, clergy, etc.

8.5 Toilet Facilities
Each resident room must be equipped with or located near toilet facilities.

8.6 Resident Call System
The nurses’ station must be equipped to receive resident calls through a communication system from:
(a) resident rooms; and
(b) toilet and bathing facilities.

8.7 Dining and Resident Activities
The facility must provide one or more rooms designated for resident dining and activities. These rooms must:
(a) be well lighted;
(b) be well ventilated, with non-smoking areas identified;
(c) be adequately furnished; and
(d) have sufficient space to accommodate all activities.

8.8 Other Environmental Conditions
The facility must provide a safe, functional, sanitary and comfortable environment for residents, staff and the public. The facility must:
(a) establish procedures to ensure that water is available to essential areas when there is a loss of normal water supply;
(b) have adequate outside ventilation by means of windows or mechanical ventilation, or a combination of the two;
(c) equip corridors with firmly secured handrails on each side; and
(d) maintain an effective pest control program so that the facility is free of pests and rodents.

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PART V.
PHYSICAL ENVIRONMENT.
A. All construction of new buildings and additions, renovations or alterations of existing buildings for occupancy as a nursing facility shall conform to state and local codes, zoning and building ordinances, and the Uniform Statewide Building Code.

In addition, nursing facilities shall be designed and constructed according to Part 1 (1.1 through 1.6-2) and sections 4.1-1 through 4.1-10 of Part 4 the 2006 Guidelines for Design and Construction of Health Care Facilities of the American Institute of Architects. However,
the requirements of the Uniform Statewide Building Code and local zoning and building ordinances shall take precedence.

B. Architectural drawings and specifications for all new construction or for additions, alterations or renovations to any existing building, shall be dated, stamped with licensure seal and signed by the architect. The architect shall certify that the drawings and specifications were prepared to conform to building code requirements.

C. Additional approval may include a Certificate of Public Need.

D. Upon completion of the construction, the nursing facility shall maintain a complete set of legible "as built" drawings showing all construction, fixed equipment, and mechanical and electrical systems, as installed or built.

All buildings shall be inspected and approved as required by the appropriate building regulatory entity. Approval shall be a Certificate of Use and Occupancy indicating the building is classified for its proposed licensed purpose.

A. Water shall be obtained from an approved water supply system. Nursing facilities shall be connected to sewage systems approved by the Department of Health or the Department of Environmental Quality.

B. Each nursing facilities shall establish a monitoring program for the internal enforcement of all applicable fire and safety laws and regulations. VA. DEPARTMENT OF HEALTH Center for Quality Health Care Services and Consumer Protection REGULATIONS FOR THE LICENSURE OF NURSING FACILITIES 38

C. The nursing facility's food services operation shall comply with 12 VAC 5-421.

D. Nursing facility pharmacy services shall comply with Chapter 33 (§ 54.1-3300 et seq. of Title 54.1 of the Code of Virginia and 18 VAC 110-200).

12 VAC 5-371-430. Repealed.
12 VAC 5-371-450. Repealed.
12 VAC 5-371-480. Repealed.
12 VAC 5-371-520. Repealed.
12 VAC 5-371-530. Repealed.

DOCUMENTS INCORPORATED BY REFERENCE
388-97-2040

Design.
The design of a nursing home must facilitate resident-centered care and services in a safe, clean, comfortable and homelike environment that allows the resident to use his or her personal belongings to the greatest extent possible.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2040, filed 9/24/08, effective 11/1/08.]

388-97-2060

New construction compliance.
The nursing home must ensure that:
(1) New construction, as defined in WAC 388-97-2160, complies with all the requirements of subchapter II of this chapter;
(2) New construction must maintain compliance with the regulations in effect at the time of initial submission to the department of health, certificate of need and construction review services; except if the previous construction jeopardizes resident health and safety, the department may require compliance with current construction rules;
(3) The department of health, certificate of need and construction review programs, are contacted for review and that the programs issue applicable determinations and approvals for all new construction; and
(4) Construction is completed in compliance with the final construction review services approved documents. Compliance with these standards and regulations does not relieve the nursing home of the need to comply with applicable state and local building and zoning codes.
(5) The department has done a pre-occupancy survey and has notified the nursing home that it may begin admitting residents.
[Statutory Authority: Chapters 18.51 and 74.42 RCW. 10-02-021, § 388-97-2060, filed 12/29/09, effective 1/29/10. Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2060, filed 9/24/08, effective 11/1/08.]

388-97-2080

Fire standards and approval, and other standards.
The nursing home must:
(1) Conform to at least the minimum standards for the prevention of fire, and for the protection of life and property against fire, according to the International Fire Code, RCW 19.27.031, the federal Life Safety Code, 42 C.F.R. 483.70(a), and additional state requirements in chapter 212-12 WAC; and
(2) Comply with all other applicable requirements of state and federal law.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2080, filed 9/24/08, effective 11/1/08.]

388-97-2100

Maintenance and repair.
All nursing homes must:
(1) Maintain electrical, mechanical, and patient care equipment in safe and operating condition; and
(2) Ensure floors, walls, ceilings, and equipment surfaces are maintained in clean condition and in good repair.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2100, filed 9/24/08, effective 11/1/08.]
388-97-2120

Noises.
(1) All nursing homes must maintain comfortable sound levels, to include minimizing the use of the public address system and taking reasonable precautions with noisy services so residents are not disturbed, particularly during their sleeping time; and
(2) In new construction, the nursing home must:
(a) Have walls, floor/ceiling and roof/ceiling assemblies constructed with materials that provide comfortable sound levels in all resident areas, rated at an STC 50 or greater; and
(b) Utilize an alternative to the public address system for nonemergency communication that best serves the residents' needs.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2120, filed 9/24/08, effective 11/1/08.]

388-97-2140

Accessibility in new construction.
The nursing home must be readily accessible to a person with disability and comply with WAC 388-97-3520.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2140, filed 9/24/08, effective 11/1/08.]

388-97-2160

Types of new construction.
New construction includes, but is not limited to:
(1) New structures.
(a) A new building to be licensed as a nursing home; or
(b) An addition to a building currently licensed as a nursing home.
(2) Existing buildings.
(a) Conversion of another building to a nursing home;
(b) Change in the use of space for access by residents within an existing nursing home; and
(c) Alterations including physical, mechanical, or electrical changes made to an existing nursing home, except for normal routine maintenance and repair.
(3) See WAC 388-97-3400(3) for less extensive alterations.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2160, filed 9/24/08, effective 11/1/08.]

388-97-2180

ICF/MR exceptions to physical plan requirements.
The following regulations do not apply to nursing homes certified exclusively under 42 C.F.R. § 483, Subpart I, or successor laws:
(1) WAC 388-97-2440, regarding the required number of square feet per bed; and
(2) WAC 388-97-2660, regarding cubicle curtains.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2180, filed 9/24/08, effective 11/1/08.]

388-97-2200

Emergency power.
(1) The nursing home must have an alternate source of power and automatic transfer equipment to connect the alternate source within ten seconds of the failure of the normal source.
(2) The nursing home must ensure the alternate source is a generator:
(a) With on-site fuel supply;
(b) Permanently fixed in place;
(c) Approved for emergency service; and
(d) An on premises emergency generator, as defined in NFPA 99, Health care facilities, when life support systems are used.
(3) The nursing home must ensure the emergency power supply provides a minimum of four hours of effective power for lighting for night lights, exit signs, exit corridors, stairways, dining and recreation areas, work stations, medication preparation areas, boiler rooms, electrical service room and emergency generator locations.

(4) A nursing home first licensed on or after October 1, 1981, must have emergency power supplied to:
   (a) Communication systems, all alarm systems, an elevator that reaches every resident floor including the ground floor, equipment to provide heating for resident rooms or a room to which all residents can be moved; and
   (b) Electrical outlets located in medication preparation areas, pharmacy dispensing areas, staff work stations, dining areas, resident corridors, and resident bed locations designated for use with life support systems.

(5) In new construction the emergency power equipment must meet the:
   (a) Earthquake standards for the facility's geographic locale; and
   (b) Requirements in NFPA 110, Generators.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2200, filed 9/24/08, effective 11/1/08.]

388-97-2220 Location of the resident care unit.
The nursing home must ensure that:
(1) Each resident care unit is located to minimize through traffic to any general service, diagnostic, treatment, or administrative area; and
(2) In new construction, the resident care unit, and the services to support resident care and nursing needs, are designed to serve a maximum of sixty beds on the same floor.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2220, filed 9/24/08, effective 11/1/08.]

388-97-2240 Required service areas on resident care units.
(1) The nursing home must ensure each resident care unit has at least the following required service areas:
   (a) A staff work station;
   (b) A medicine storage and preparation area;
   (c) A utility room that maintains separated clean and soiled functions;
   (d) Storage space for linen, other supplies, and equipment; and
   (e) Housekeeping services and janitor's closet.
(2) In new construction resident care units may share required services if the units are in close proximity to each other and the combined units serve a total of not more than sixty residents; except the nursing home must have a separate staff work station on a secured dementia care unit.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2240, filed 9/24/08, effective 11/1/08.]

388-97-2260 Staff work stations on resident care units.
(1) On each unit, the nursing home must have a staff work station appropriate to the needs of staff using the space. At a minimum, the nursing home must equip the area with:
   (a) A charting surface;
   (b) A rack or other storage for current health records;
   (c) Storage for record and clerical supplies;
   (d) A telephone;
   (e) A resident call system; and
   (f) A clock.
(2) **In new construction** the work station space must be open to the corridor.  
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2260, filed 9/24/08, effective 11/1/08.]

**388-97-2280**

**Call systems on resident care units.**

The nursing home must provide a system that meets the following standards:

(1) A wired or wireless communication system which registers a call by distinctive light at the room door and by distinctive light and audible tone at the staff work station. The system must be equipped to receive resident calls from:
   (a) The bedside of each resident;
   (b) Every common area, dining and activity areas, common use toilet rooms, and other areas used by residents; and
   (c) Resident toilet, bath and shower rooms.

(2) An emergency signal device that meets the needs of the resident and adapted for easy reach by the resident. A signal device must be adapted to meet resident needs and, in the dementia unit, may be adapted for staff and family use, see WAC 388-97-2900.  
[Statutory Authority: Chapters 18.51 and 74.42 RCW. 10-02-021, § 388-97-2280, filed 12/29/09, effective 1/29/10. Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2280, filed 9/24/08, effective 11/1/08.]

**388-97-2300**

**Telephones on resident care units.**

The nursing home must provide twenty-four hour access to a telephone for resident use which:

(1) Provides auditory privacy;
(2) Is accessible to a person with a disability and accommodates a person with sensory impairment;
(3) Is not located in a staff office or at a nurse’s station; and
(4) Does not require payment for local calls.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2300, filed 9/24/08, effective 11/1/08.]

**388-97-2320**

**Utility service rooms on resident care units.**

(1) All nursing homes must:
   (a) Provide utility rooms designed, equipped, and maintained to ensure separation of clean and sterile supplies and equipment from those that are contaminated;
   (b) Ensure that each clean utility room has:
      (i) A work counter;
      (ii) A sink equipped with single use hand drying towels and soap for handwashing; and
      (iii) Closed storage units for supplies and small equipment; and
   (c) Ensure that each soiled utility room has:
      (i) A work counter and a sink large enough to totally submerge the items being cleaned and disinfected;
      (ii) Storage for cleaning supplies and other items, including equipment, to meet nursing home needs;
      (iii) Locked storage for cleaning agents, disinfectants and other caustic or toxic agents;
      (iv) Adequate space for waste containers, linen hampers, and other large equipment; and
      (v) Adequate ventilation to remove odors and moisture.

(2) **In new construction:**
   (a) A resident room must not be more than ninety feet from a clean utility room and a soiled utility room;
   (b) The clean utility room and the soiled utility room must be separate rooms;
   (c) Each soiled utility room must contain:
(i) A double-compartment sink with inside dimensions of each compartment deep enough to totally submerge items being cleaned and disinfected;
(ii) Sufficient, available work surface on each side of the sink to adequately process and dry equipment with a minimum of three feet of work surface on the clean side;
(iii) Drying/draining racks for wet equipment;
(iv) Work counters, sinks, and other fixed equipment arranged to prevent intermingling of clean and contaminated items during the cleaning process; and
(v) A siphon jet type clinic service sink or equivalent installed on the soiled side of the utility room away from the door.
(d) The nursing home's space for waste containers, linen hampers, and other large equipment must not block work areas; and
(e) The utility rooms must meet the ventilation requirements of Table 6 in WAC 388-97-4040.

388-97-2340
Drug facilities on resident care units.
The nursing home must provide an area designed and equipped for drug preparation and locked storage convenient to each work station. The nursing home must ensure:
(1) The drug facilities are well illuminated, ventilated, and equipped with a work counter, sink with hot and cold running water, and drug storage units;
(2) The drug storage units are one or more of the following:
   (a) Locked cabinetry constructed in accordance with board of pharmacy regulations for drug storage which has:
      (i) Separately keyed storage for Schedule II and III controlled substances; and
      (ii) Segregated storage of different residents' drugs; or
   (b) An automated medication distribution device or storage.
(3) There is a refrigerator for storage of thermolabile drugs in the drug facility;
(4) Locks and keys for drug facilities are different from other locks and keys within the nursing home; and
(5) In new construction, the drug facility must be a separate room.

388-97-2360
Linen storage on resident care units.
The nursing home must provide:
(1) A clean area for storage of clean linen and other bedding. This may be an area within the clean utility room;
(2) A soiled linen area for the collection and temporary storage of soiled linen. This may be within the soiled utility room; and
(3) In new construction, storage for linen barrels and clean linen carts.

388-97-2380
Janitors closets on resident care units.
(1) The nursing home must have a janitor's closet with a service sink and adequate storage space for housekeeping equipment and supplies convenient to each resident unit.
(2) In new construction a janitor's closet must meet the ventilation requirements of Table 6, in WAC 388-97-4040.
388-97-2400
Resident rooms.
(1) The nursing home must ensure that each resident bedroom:
(a) Has direct access to a hall or corridor;
(b) Is located on an exterior wall with a transparent glass window; and
(c) Is located to prevent through traffic.
(2) **In a new building or addition**, each resident bedroom must:
   (a) Have an exterior transparent glass window:
      (i) With an area equal to at least one-tenth of the bedroom usable floor area;
      (ii) Located twenty-four feet or more from another building or the opposite wall of a court, or ten
           feet or more away from a property line, except on street sides;
      (iii) Located eight feet or more from any exterior walkway, paved surface, or driveway; and
      (iv) With a sill three feet or less above the floor.
   (b) Be located on a floor level at or above grade level except for earth berms. "Grade" means the
       level of ground adjacent to the building floor level measured at the required exterior window. The
       ground must be level or slope downward for a distance of at least ten feet from the wall of the
       building. From there the ground may slope upward to the maximum sill height of the required
       window at a rate of one foot vertical for two feet horizontal.
   [Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-
   2400, filed 9/24/08, effective 11/1/08.]
388-97-2420
Capacity of resident rooms.
(1) The nursing home must ensure that any resident bedroom has:
   (a) No more than two beds between any resident bed and exterior window wall; and
   (b) A maximum capacity of four beds.
(2) **In a new building, addition, or change of use to a resident bedroom** the maximum capacity
    is two beds per room, for plans submitted after September 1, 1995.
   [Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-
   2420, filed 9/24/08, effective 11/1/08.]
388-97-2440
Size of resident rooms.
The nursing home must ensure that minimum usable room space exclusive of toilet rooms, closets,
lockers, wardrobes, must:
(1) In existing facilities, be at least eighty square feet per bed in each multibed room and at least
    one hundred square feet for each single bed room;
(2) **In a new building or addition**, be one-hundred and ten square feet per bed in multibed rooms,
    and one-hundred square feet in single bed rooms;
(3) **In new construction**, ensure that the minimum usable room space is also exclusive of
    vestibules; and
(4) For exceptions to room size requirements refer to WAC 388-97-2180.
   [Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-
   2440, filed 9/24/08, effective 11/1/08.]
388-97-2460
Privacy in resident rooms.
The nursing home must ensure that each resident bedroom is designed or equipped to ensure full
visual privacy for each resident.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-
2460, filed 9/24/08, effective 11/1/08.]

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388-97-2480
Resident isolation rooms.
If a nursing home provides an isolation room, the nursing home must ensure the room is uncarpeted and contains:
(1) A handwashing sink with water supplied through a mixing valve;
(2) Its own adjoining toilet room containing a bathing facility; and
(3) In new construction, the handwashing sink must be located between the entry door and the nearest bed.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2480, filed 9/24/08, effective 11/1/08.]

388-97-2500
Resident room size variance.
The director of residential care services, aging and disability services administration, or their designee, may permit exceptions to WAC 388-97-2420 (1)(a) and 388-97-2440(1) when the nursing home demonstrates in writing that the exception:
(1) Is in accordance with the special needs of the resident; and
(2) Will not adversely affect any resident’s health or safety.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2500, filed 9/24/08, effective 11/1/08.]

388-97-2520
Resident room equipment.
The nursing home must determine a resident’s furniture and equipment needs at the time of admission and routinely thereafter to ensure resident comfort. Except as specified in WAC 388-97-0560, the nursing home must provide each resident with the following items required in WAC 388-97-2540 through 388-97-2680.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2520, filed 9/24/08, effective 11/1/08.]

388-97-2540
Resident bed and bedside equipment.
The nursing home must provide:
(1) A comfortable bed of size and height to maximize a resident’s independent functioning. Beds may be arranged to satisfy the needs and desires of the individual resident provided the arrangement does not negatively impact the health or safety of other residents; and
(2) Appropriate bedding; and
(3) A bedside cabinet that allows for storage of small personal articles and a separate drawer or enclosed compartment for storage of resident care utensils/equipment.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2540, filed 9/24/08, effective 11/1/08.]

388-97-2560
Lockable storage space in a resident room.
The nursing home must provide:
(1) A lockable storage space accessible to each resident for storage of small personal items, upon request; and
(2) In a new building or addition, a lockable cabinet space or drawer for storage of personal belongings for each resident bed, in addition to the bedside cabinet.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2560, filed 9/24/08, effective 11/1/08.]
388-97-2580
Wardrobes in a resident room.
The nursing home must provide:
(1) A separated, enclosed wardrobe or closet for each resident's clothing and belongings accessible to the resident; and
(2) In a new building or addition, each bed in each room must have a separate, enclosed wardrobe or closet accessible to the resident with:
(a) Minimum inside dimensions of twenty-two inches deep by a minimum of twenty-six inches wide by sixty inches high; and
(b) Inside space including a rod, at least fifteen inches long, and allowing for fifty-four inches of clear hanging length adjustable to meet the needs of the resident.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2580, filed 9/24/08, effective 11/1/08.]

388-97-2600
Seating in a resident room.
The nursing home must provide comfortable seating for residents and visitors, not including resident care equipment, that provides proper body alignment and support.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2600, filed 9/24/08, effective 11/1/08.]

388-97-2620
Lighting in resident rooms.
The nursing home must provide a permanently mounted or equivalent light suitable for any task the resident chooses to do or any task the staff must do.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2620, filed 9/24/08, effective 11/1/08.]

388-97-2640
Call signal device in resident rooms.
The nursing home must provide a resident call signal device that complies with WAC 388-97-2280.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2640, filed 9/24/08, effective 11/1/08.]

388-97-2660
Cubicle curtains in resident rooms.
The nursing home must provide:
(1) Flame-retardant cubicle curtains in multibed rooms that ensures full visual privacy for each resident;
(2) In a new building or addition, the cubicle curtain or enclosed space ensures full visual privacy for each bed in a multibed room with enclosed space containing at least sixty-four square feet of floor area with a minimum dimension of seven feet. "Full visual privacy" in a multibed room prevents staff, visitors and other residents from seeing a resident in bed, while allowing staff, visitors, and other residents access to the toilet room, handwashing sink, exterior window, and the entrance door;
(3) For exceptions to cubicle curtain requirements refer to WAC 388-97-2180.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2660, filed 9/24/08, effective 11/1/08.]

388-97-2680
Miscellaneous equipment in resident rooms in a new building or addition.
The nursing home must provide:
(1) A phone jack for each bed in each room;
(2) A handwashing sink in each multibed room and a handwashing sink in each single room that does not have an adjoining toilet room containing a handwashing sink. A handwashing sink located
in a resident bedroom must be located between the corridor entry door and the nearest resident bed; and
(3) Storage that meets the requirements of WAC 388-97-3000, 388-97-3020, and 388-97-3040.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2680, filed 9/24/08, effective 11/1/08.]

388-97-2700

Resident toilet facilities or rooms.
The nursing home must ensure that:
(1) Each resident room is equipped with or located convenient to toilet facilities.
   (2) For new construction, a toilet room must:
       (a) Be directly accessible from each resident room and from each bathing facility without going through or entering a general corridor while maintaining resident dignity;
       (b) Serve two bedrooms or less;
       (c) Be designed to accommodate a person in a wheelchair;
       (d) Contain at least one handwashing sink; and
       (e) Provide a properly located and securely mounted grab bar at each side and the back of each toilet fixture in each toilet room and stall. Grab bars on the open side must be located twelve to eighteen inches from the center line of the toilet. Grab bars on the open side must be able to swing up.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2700, filed 9/24/08, effective 11/1/08.]

388-97-2720

Resident bathing facilities or rooms.
The nursing home must ensure:
(1) Each resident room is equipped with or located near bathing facilities;
(2) At least one bathing unit for no more than thirty residents that is not located in a room served by an adjoining bathroom;
(3) At least one bathing device for immersion per floor;
(4) At least one roll in shower or equivalent on each resident care unit:
       (a) Designed and equipped for unobstructed ease of shower chair entry and use; and
       (b) With a spray attachment equipped with a backflow prevention device.
(5) Resident bathing equipment is smooth, cleanable, and able to be disinfected after each use.
(6) For new construction, in each bathing unit containing more than one bathing facility:
       (a) Each bathtub, shower, or equivalent, is located in a separate room or compartment with three solid walls;
       (b) The entry wall may be a "shower" type curtain or equivalent;
       (c) The area for each bathtub and shower is sufficient to accommodate a shower chair, an attendant, and provide visual privacy for bathing, drying, and dressing;
       (d) Shower and tub surfaces are slip-resistant;
       (e) Bathing areas are constructed of materials that are impervious to water and cleanable; and
       (f) Grab bars are installed on all three sides of a shower with the shower head grab bar being "L" shaped.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2720, filed 9/24/08, effective 11/1/08.]

388-97-2740

Locks in toilet and bathing facilities.
The nursing home must ensure:
(1) All lockable toilet facilities and bathrooms have a readily available means of unlocking from the outside; and
(2) Locks are operable from the inside with a single motion.
388-97-2760
Dining, dayrooms, and resident activity areas.
(1) The nursing home must provide one or more rooms designated for resident dining and
activities that are:
(a) Well lighted;
(b) Well ventilated;
(c) Adequately furnished; and
(d) Large enough to accommodate all activities.
(2) In a new building or addition, the nursing home must design space for dining rooms,
dayrooms, and activity areas for resident convenience and comfort and to provide a homelike
environment. These areas must be located on the same floor as the residents who will use the areas.
The nursing home must:
(a) Ensure these rooms or areas are exterior rooms with windows that have a maximum sill height
of thirty-six inches;
(b) Provide space for dining, day use, and activities with a minimum combined total of thirty square
feet for each licensed bed;
(c) Design any multipurpose rooms to prevent program interference with each other;
(d) Locate a day room on each resident care unit;
(e) Provide storage spaces for all activity and recreational equipment and supplies, adjoining or
adjacent to the facilities provided; and
(f) Locate a common use toilet facility, with handwashing sink and accessories, providing direct
access from the hallway and within a maximum of forty feet from these spaces.

388-97-2780
Laundry services and storage.
The nursing home must comply with WAC 388-97-1860 and ensure:
(1) Sufficient laundry washing and drying facilities to meet the residents’ care and comfort needs
without delay.
(2) That the nursing home linen is disinfected in accordance with:
(a) The temperature and time of the cycle as specified by the manufacturer; or
(b) The hot water cycle using the following table:
   Water Temperature   Cycle Length
   160 degrees F       At least 5 minutes
   140 degrees F       At least 15 minutes
(3) In new construction, soiled linens and soiled clothing are stored and sorted in a room
ventilated according to Table 6 in WAC 388-97-4040. The room must:
(a) Have self-closing doors;
(b) Be separated from the washing and drying facilities;
(c) Contain a handwashing sink;
(d) Have a floor drain; and
(e) Contain a clinic service sink.
(4) In new construction, clean linen is stored in a room ventilated according to Table 6 in
WAC 388-97-4040. The room must:
(a) Be separated from the washing and drying facilities; and
(b) Have self closing doors.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2740, filed 9/24/08, effective 11/1/08.]

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2760, filed 9/24/08, effective 11/1/08.]

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2780, filed 9/24/08, effective 11/1/08.]
Dementia care unit.
A nursing home that began operating a dementia care unit at any time after November 13, 2011, must meet all requirements of this section, WAC 388-97-2820 through 388-97-2920, and the resident care unit requirements of WAC 388-97-2220 through 388-97-2380. Refer to WAC 388-97-1040, for program requirements.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2800, filed 9/24/08, effective 11/1/08.]

388-97-2820
Dining areas on a dementia care unit.
(1) The nursing home must provide dining areas in the dementia care unit which may also serve as day areas for the unit.
(2) In a new building or addition, the dining, dayroom, and activity area or areas on the unit must provide a minimum of thirty square feet per resident.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2820, filed 9/24/08, effective 11/1/08.]

388-97-2840
Outdoor areas on a dementia care unit.
The nursing home must provide the dementia care unit with:
(1) Secured outdoor space and walkways;
(2) An ambulation area with accessible walking surfaces that:
   (a) Are firm, stable, and free from cracks and abrupt changes with a maximum of one inch between sidewalk and adjoining landscape areas;
   (b) Have slip-resistant surfaces if subject to wet conditions; and
   (c) Sufficient space and outdoor furniture with flexibility in arrangement of the furniture to accommodate residents who use wheelchairs and mobility aids.
(3) Nontoxic outdoor plants in areas accessible to residents.
(4) In new construction the outdoor areas must also meet the requirements of WAC 388-97-3740.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2840, filed 9/24/08, effective 11/1/08.]

388-97-2860
Indoor areas on a dementia care unit.
The nursing home must provide the dementia care unit with:
(1) Indoor ambulation areas that meet the needs of the residents and are maintained free of equipment; and
(2) Nontoxic indoor plants in areas accessible to residents.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2860, filed 9/24/08, effective 11/1/08.]

388-97-2880
Ambulation route on a dementia care unit in a new building or addition.
The nursing home must ensure that the dementia care unit has a continuous ambulation route which may include outdoor ambulation areas and allows the resident to return to the resident’s starting point without reversing direction.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2880, filed 9/24/08, effective 11/1/08.]

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388-97-2900
Physical plant on a dementia care unit.
The nursing home must:
(1) Provide a staff toilet room with a handwashing sink;
(2) Ensure that floors, walls, and ceiling surfaces display contrasting color for identification:
   (a) Surfaces may have a disguise design to obscure or conceal areas that residents should not enter, except for exit doors and doorways; and
   (b) Exit doors must be marked so that they are readily distinguishable from adjacent construction and the way of exit travel is obvious and direct.
(3) Ensure that door thresholds are one-half inch high or less;
(4) Provide a signal device adapted:
   (a) To meet residents’ needs; and
   (b) For staff and family use, if necessary.
(5) Ensure that the public address system is used only for emergency use; and
(6) Refer to WAC 388-97-470(2) for dementia care unit exceptions to individual temperature controls.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2900, filed 9/24/08, effective 11/1/08.]

388-97-2920
Special egress control devices on a dementia care unit.
In dementia care units the nursing home must:
(1) Have proof that required approvals for any special egress control devices were obtained from the state fire marshal, department of social and health services, and the local official who enforces the International Building Code and International Fire Code; and
(2) In a new building or addition, or when adding special egress control devices to be used on doors and gates which are a part of the exit system, the building must:
   (a) Have obtained approval from department of health construction review and the local official who enforces the International Building Code and International Fire Code;
   (b) Have an approved automatic fire alarm system;
   (c) Have an approved supervised automatic fire sprinkler system which is electrically interconnected with the fire alarm system; and
   (d) Have a system which must:
      (i) Automatically release if power to the system is lost;
      (ii) Automatically release with activation of the building’s fire alarm system;
      (iii) Release with an override switch installed at each staff work station or at a constantly staff attended location within the building; and
      (iv) Have directions for releasing the device at each egress controlled door and gate; and
   (e) Prohibit the use of keyed locks at all doors and gates in all egress pathways.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2920, filed 9/24/08, effective 11/1/08.]

388-97-2940
Specialized rehabilitation.
(1) If nursing homes initially licensed after October 1, 1981 provide inpatient specialized rehabilitation, they must ensure that those services provide:
   (a) Easy access in general service areas;
   (b) Exercise, treatment, and supportive equipment as required by the narrative program in the construction documents;
   (c) Adequate space for exercise equipment and treatment tables with sufficient work space on each side;
   (d) Privacy cubicle curtains on tracks or the equivalent around treatment areas;
(e) A sink in the treatment area and a toilet and handwashing sink in a toilet room nearby;
(f) Space and a desk or equivalent for administrative, clerical, interviewing, and consultative functions;
(g) Adequate enclosed storage cabinets for clean linen and supplies and locked storage for cleaning chemicals in the rehabilitation room or nearby janitor’s closet;
(h) Adequate storage space for large equipment;
(i) A janitor’s closet close to the area;
(j) Soiled linen storage; and
(k) A separate room or area for hydrotherapy tanks, or the equivalent, if provided.

(2) For any new construction under WAC 388-97-2160, nursing homes licensed before October 1, 1981, must comply with the requirements in subsection (1) of this section.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2940, filed 9/24/08, effective 11/1/08.]

388-97-2960

Outpatient rehabilitation.
The nursing home must ensure that facilities with outpatient programs provide:
(1) A designated reception and waiting room or area and space for interviewing or counseling individual outpatients and their families;
(2) Adequate space for the program so that disruption to designated resident care units is minimized;
(3) Accessible toilet and shower facilities nearby;
(4) Lockers or a safe place to store outpatient personal belongings;
(5) A separate room or area for hydrotherapy tanks, or the equivalent, if provided; and
(6) In new construction, required access must come from the exterior without passing through the interior of the facility.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-2960, filed 9/24/08, effective 11/1/08.]

388-97-2980

Food service areas.
The nursing home must ensure food service areas are in compliance with chapter 246-215 WAC, state board of health rules governing food service sanitation. The nursing home must:
(1) Ensure food service areas are provided for the purpose of preparing, serving, and storing food and drink unless food service is provided from another licensed food service facility;
(2) Ensure food service areas are located to facilitate receiving of food supplies, disposal of kitchen waste, and transportation of food to dining and resident care areas;
(3) Locate and arrange the kitchen to avoid contamination of food, to prevent heat and noise entering resident care areas, and to prevent through traffic;
(4) Locate the receiving area for ready access to storage and refrigeration areas;
(5) Conveniently locate a handwashing sink near the food preparation and dishwashing area, and include a waste receptacle and dispensers stocked with soap and paper towels;
(6) Adequately ventilate, light, and equip the dishwashing room or area for sanitary processing of dishes;
(7) Locate the garbage storage area in a well-ventilated room or an outside area;
(8) Provide hot and cold water and a floor drain connected to the sanitary sewage system in a can wash area, unless located in outside covered area;
(9) Provide space for an office or a desk and files for food service management located central to deliveries and kitchen operations; and
(10) Include housekeeping facilities or a janitor’s closet for the exclusive use of food service with a service sink and storage of housekeeping equipment and supplies.
Storage of equipment.
The nursing home must:
(1) Provide adequate storage space for wheelchairs and other ambulation equipment;
(2) Ensure stored equipment does not impinge upon the required corridor space; and
(3) In new construction, provide adequate storage of four square feet or more of storage space per bed which does not impinge upon required corridor space.

Storage of resident room equipment in a new building or addition.
The nursing home must provide separate storage for extra pillows and blankets for each bed. This may be in a location convenient to the resident room or combined with the wardrobe or closet if it does not impinge upon the required space for clothing.

General storage in new construction.
A nursing home must have general storage space of not less than five square feet per bed in addition to the closets and storage required in WAC 388-97-2560.

Lighting.
The nursing home must ensure that lighting and lighting levels:
(1) Are adequate and comfortable for the functions being conducted in each area of the nursing home;
(2) Are suitable for any task the resident chooses or any task the staff must do;
(3) Support the independent functioning of the resident;
(4) Provide a homelike environment; and
(5) Minimize glare.

Natural or artificial light.
(1) The nursing home must ensure that adequate natural or artificial light for inside illumination is provided in every useable room area, including but not limited to storerooms, attic and basement rooms, hallways, stairways, inclines, and ramps.
(2) In new buildings and additions, the nursing home must utilize:
(a) Windows and skylights to minimize the need for artificial light and to allow a resident to experience the natural daylight cycle; and
(b) Windows and skylights near entrances/exits in order to avoid difficulty in adjusting to light levels when entering or leaving the facility.
388-97-3100
**Outside lighting.**
The nursing home must ensure:
(1) Lighting levels in parking lots and approaches to buildings are appropriate for resident and visitor convenience and safety; and
(2) All outside areas where nursing home equipment and machinery are stored have proper lighting.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3100, filed 9/24/08, effective 11/1/08.]

388-97-3120
**Light shields.**
The nursing home must ensure that light shields are provided in food preparation and serving areas, utility rooms, medication rooms, exam rooms, pool enclosures, laundry areas, and on ceiling mounted fluorescent lights in resident rooms.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3120, filed 9/24/08, effective 11/1/08.]

388-97-3140
**Illumination levels in new buildings and additions.**
The nursing home must ensure:
(1) Lighting fixtures and circuitry provide at least the illumination levels appropriate to the task;
(2) Design takes into consideration that lighting systems normally decrease in output with age and dirt accumulation; and
(3) Light fixture locations and switching arrangements are appropriate for the needs of the occupants of the spaces and follow Illuminating Engineering Society (IES) recommendations for health care facilities.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3140, filed 9/24/08, effective 11/1/08.]

388-97-3160
**Night lights in new construction.**
The nursing home must install in each resident room a night light that is:
(1) Flush mounted on the wall;
(2) Designed to prevent viewing the light source from thirty inches or more above the floor;
(3) Located to provide safe pathway lighting for the staff and residents; and
(4) Controlled by a switch at each resident room entrance door or by a master switch.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3160, filed 9/24/08, effective 11/1/08.]

388-97-3180
**Switches in new construction.**
The nursing home must install quiet operating switches for general illumination adjacent to doors in all areas and accessible to residents in resident rooms.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3180, filed 9/24/08, effective 11/1/08.]

388-97-3200
**Electrical outlets.**
(1) The nursing home must provide enough electrical outlets to meet the care and personal appliance needs of each resident. An approved power tap may be used only for portable appliances with specific overcurrent protection needs, such as a computer. A "power tap" is a device for indoor use consisting of an attachment plug on the end of a flexible cord and two or more receptacles on the opposite end, with overcurrent protection. A power tap must be:
(a) Polarized or grounded;
(b) UL listed; and
(c) Directly connected to a permanently installed electrical outlet.

(2) In new construction, the nursing home must ensure:
(a) There are a minimum of seven outlets:
(i) Four hospital grade electrical outlets located convenient to each residents’ bed and centered at forty to forty-four inches above the floor, with a minimum of:
(A) Two additional electrical outlets at separate, convenient locations in each resident room; and
(B) One duplex electrical outlet located adjacent to each handwashing sink intended for resident use.
(b) All electrical outlets located within five feet of any sink, toilet, bath, or shower must be protected by a ground fault circuit interrupter.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3200, filed 9/24/08, effective 11/1/08.]

388-97-3220
Safety.
The nursing home must provide:
(1) A safe, functional, sanitary, and comfortable environment for the residents, staff, and the public; and
(2) Signs to designate areas of hazard.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3220, filed 9/24/08, effective 11/1/08.]

388-97-3240
Safety — Poisons and nonmedical chemicals.
The nursing home must ensure that poisons and nonmedicinal chemicals are stored in containers identified with warning labels. The containers must be stored:
(1) In a separate locked storage when not in use by staff; and
(2) Separate from drugs used for medicinal purposes.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3240, filed 9/24/08, effective 11/1/08.]

388-97-3260
Safety — Storage of equipment and supplies.
The nursing home must ensure that the manner in which equipment and supplies are stored does not jeopardize the safety of residents, staff, or the public.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3260, filed 9/24/08, effective 11/1/08.]

388-97-3280
Safety — Handrails.
The nursing home must:
(1) Provide handrails on each side of all corridors and stairwells accessible to residents; and
(2) In new construction ensure that:
(a) Ends of handrails are returned to the walls;
(b) Handrails are mounted thirty to thirty-four inches above the floor and project not more than three and three-quarters inches from the wall; and
(c) Handrails terminate not more than six inches from a door.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3280, filed 9/24/08, effective 11/1/08.]

388-97-3300
Water supply.
The nursing home must comply with the requirements of the group A, Public Water Systems, chapter 246-290 WAC or group B, Public Water Systems, chapter 246-291 WAC.
388-97-3320

**Hot water.**

The nursing home must ensure:

1. The hot water system maintains water temperatures at one hundred ten degrees Fahrenheit, plus or minus ten degrees Fahrenheit, at fixtures used by residents and staff.
2. For laundry temperatures, refer to WAC 388-97-2780.
3. For dishwashing temperatures, refer to chapter 246-215 WAC.

388-97-3340

**Cross connections.**

The nursing home must:

1. Prohibit all cross connections between potable and nonpotable water;
2. Use backflow prevention devices on plumbing fixtures, equipment, facilities, buildings, premises or areas which are actual or potential cross-connections to prevent the backflow of water or other liquids, gases, mixtures or substances into a water distribution system or other fixtures, equipment, facilities, buildings or areas; and
3. Follow guidelines, practices, procedures, interpretations and enforcement as outlined in the manual titled "Accepted Procedure and Practice in Cross-Connection Control; Pacific NW Edition; American Waterworks Association," or any successor manual, referenced in chapter 246-290 WAC for public water supply.

388-97-3360

**Pest control.**

The nursing home must:

1. Maintain an effective pest control program so that the facility is free of pests such as rodents and insects;
2. Construct and maintain buildings to prevent the entrance of pests such as rodents and insects; and
3. Provide mesh screens or equivalent with a minimum mesh of one-sixteenth inch on all windows and other openings that can be left open.

388-97-3380

**Sewage and liquid waste disposal.**

The nursing home must ensure:

1. All sewage and liquid wastes are discharged into an approved public sewage system where such system is available; or
2. Sewage and liquid wastes are collected, treated, and disposed of in an on-site sewage system in accordance with chapter 246-272A WAC and meets with the approval of the local health department and/or the state department of health.

388-97-3400

**General new construction documents.**

1. The project sponsor must submit plans for all new construction to the department of health, construction review, for review and approval. Documents must be approved before the work
begins. The project sponsor must also submit documents to department of health, certificate of need for review and applicable determination.

(2) The nursing home may request exemptions to new construction requirements as described in WAC 388-97-3500.

(3) If the proposed project is not extensive enough to require professional architectural or engineering services, the project sponsor must submit a written description to the department of health, construction review, to determine if WAC 388-97-3440 applies.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3400, filed 9/24/08, effective 11/1/08.]

388-97-3420 Preliminary new construction documents.

If preliminary documents and specifications are submitted, they must:

(1) Include a narrative program with drawings. Copies of these documents must be sent to the department of health, certificate of need and construction review, and to aging and disability services administration. The narrative program must identify:

(a) How the design promotes a homelike environment and facilitates resident-centered care and services;

(b) Functional space requirements;

(c) Staffing patterns;

(d) Each function to be performed;

(e) Types of equipment required; and

(f) Services that will not be provided directly, but will instead be provided through contract.

(2) Refer to WAC 388-97-3400(3), if the proposed project is not extensive enough to require professional architectural or engineering services.

(3) Be drawn to scale and include:

(a) A site plan showing streets, entrance ways, driveways, parking, design statements for adequate water supply, sewage and disposal systems, space for the storage of recycled materials, and the arrangement of buildings on the site noting handicapped accessible parking and entrances;

(b) Floor plans showing existing and proposed arrangements within the building, including the fixed and major movable equipment; and

(c) Each room, space, and corridor identified by function and number.

(4) Include a general description of construction and materials, including interior finishes.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3420, filed 9/24/08, effective 11/1/08.]

388-97-3440 Final new construction documents.

(1) Construction must not start until at least two sets of final construction documents drawn to scale with complete specifications have been submitted to and approved by the department of health, construction review, in coordination with aging and disability services administration and the department of health, certificate of need.

(2) An architect or engineer licensed by the state of Washington must prepare, stamp, sign, and date the final construction documents.

(3) Construction documents that are changed after approval by the department of health, construction review, require resubmission before any construction on the proposed change is started.

(4) The construction of the facility must follow the final approved construction documents.

(5) These drawings and specifications must show complete details to be furnished to contractors for construction of the buildings, including:

(a) Site plan;

(b) Drawings of each floor of the building, including fixed equipment;
(c) Elevations, sections, and construction details;
(d) Schedule of floor, wall, and ceiling finishes, door and window sizes and types, and door finish hardware;
(e) Mechanical and electrical systems;
(f) Provision for noise, dust, smoke, and draft control, fire protection, safety and comfort of the residents if construction work takes place in or near occupied areas; and
(g) Landscape plans and vegetation planting schedules for dementia care units.
(6) A reduced set of the final construction floor plans on eight and one half by eleven inch or eleven by seventeen inch sheets showing each room function and number must be submitted.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3440, filed 9/24/08, effective 11/1/08.]

388-97-3460
Preinstallation submissions for new construction.
The department of health, construction review, must receive and approve preinstallation submissions prior to installation. Preinstallation submissions may include any or all of the following:
(1) Stamped shop drawings, hydraulic calculations, and equipment information sheets for fire sprinkler system(s);
(2) Shop drawings, battery calculations, and equipment information sheets for fire detection and alarm systems;
(3) Shop drawings and equipment information sheets for a kitchen hood and duct automatic fire extinguishing system;
(4) Drawings and equipment information sheets for special egress control devices; and
(5) Drawings and/or a finish schedule denoting areas to be carpeted with:
(a) A coding system identifying type of carpet in each area;
(b) A copy the manufacturer’s specifications for each type of carpet; and
(c) A copy of a testing laboratory report of the radiant panel and smoke density tests for each type of carpet.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3460, filed 9/24/08, effective 11/1/08.]

388-97-3480
New construction timelines.
(1) Construction documents must be resubmitted for review as a new project according to current requirements if construction:
(a) Has not started within one year from the date of approval; or
(b) Is not completed within two years from the date of approval.
(2) To obtain an extension beyond two years, a written request must be submitted and approved thirty days prior to the end of the two-year period.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3480, filed 9/24/08, effective 11/1/08.]

388-97-3500
Exemptions to new construction requirements.
(1) The director of residential care services, aging and disability services administration, may grant exemptions to new construction requirements for:
(a) Alterations when the applicant demonstrates the proposed alterations will serve to correct deficiencies or will upgrade the nursing home in order to better serve residents; and
(b) Substitution of procedures, materials, or equipment for requirements specified in this chapter when such procedures, materials, or equipment have been demonstrated to the director's satisfaction to better serve residents.
(2) The nursing home must ensure requests for exemptions are in writing and include any necessary approvals from the local code enforcement authority and the state fire marshal.
(3) The nursing home must ensure all exemptions granted under the foregoing provisions are kept on file at the nursing home.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3500, filed 9/24/08, effective 11/1/08.]

388-97-3520

State building code in new construction.
The nursing home must through its design, construction and necessary permits demonstrate compliance with the following codes and local jurisdiction standards. The nursing home that submitted plans for construction review after July 1, 2007 must also comply with the following International Building Codes and Standards:

(1) The International Building Code, and International Building Code Standards, as published by the International Conference of Building Officials as amended and adopted by the Washington state building code council and published as chapter 51-50 WAC, or successor laws;
(2) The International Mechanical Code, including chapter 22, Fuel Gas Piping, Appendix B, as published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials as amended and adopted by the Washington state building code council and published as chapter 51-52 WAC, or successor laws;
(3) The International Fire Code, and International Fire Code Standards, as published by the International Conference of Building Officials and the Western Fire Chiefs Association as amended and adopted by the Washington state building code council and published as chapter 51-54 WAC, or successor laws;
(4) The Uniform Plumbing Code, and Uniform Plumbing Code Standards, as published by the International Association of Plumbing and Mechanical Officials, as amended and adopted by the Washington state building code council and published as chapters 51-56 and 51-57 WAC, or successor laws;
(5) The Washington state ventilation and indoor air quality code, as adopted by the Washington state building code council and filed as chapter 51-13 WAC, or successor laws; and
(6) The Washington state energy code, as amended and adopted by the Washington state building code council and filed as chapter 51-11 WAC, or successor laws.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3520, filed 9/24/08, effective 11/1/08.]

388-97-3540

Electrical codes and standards in new construction.
The nursing home must ensure that all electrical wiring complies with state and local electrical codes including chapter 296-46B WAC and the National Electric Code of the National Fire Protection Association (NFPA-70) as adopted by the Washington state department of labor and industries.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3540, filed 9/24/08, effective 11/1/08.]

388-97-3560

Elevator codes in new construction.
The nursing home must ensure that elevators are installed in accordance with chapter 296-96 WAC.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3560, filed 9/24/08, effective 11/1/08.]

388-97-3580

Local codes and ordinances in new construction.
The nursing home must:

(1) Follow all local ordinances relating to zoning, building, and environmental standards; and
(2) Obtain all local permits before construction and keep permits on file at the nursing home.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3580, filed 9/24/08, effective 11/1/08.]

388-97-3600
Entrances and exits in new construction.
The nursing home must have the main entrances and exits sheltered from the weather and barrier free accessible in accordance with chapter 51-50 WAC.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3600, filed 9/24/08, effective 11/1/08.]

388-97-3620
Lobbies in new construction.
The nursing home must have a lobby or area in close proximity to the main entrance that is barrier free accessible and includes:
(1) Waiting space with seating accommodations;
(2) A reception and information area;
(3) Space to accommodate persons in wheelchairs;
(4) A public restroom;
(5) A drinking fountain; and
(6) A public telephone.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3620, filed 9/24/08, effective 11/1/08.]

388-97-3640
Interview space in new construction.
The nursing home must have interview spaces for private interviews relating to social service and admission.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3640, filed 9/24/08, effective 11/1/08.]

388-97-3660
Offices in new construction.
The nursing home must provide:
(1) Office space convenient to the work area for the administrator, the director of nursing services, medical records staff, social services staff, activities director, and other personnel as appropriate;
(2) Work space for physicians and outside consultants;
(3) Space for locked storage of health records which provides for fire and water protection; and
(4) Space for the safe storage and handling of financial and business records.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3660, filed 9/24/08, effective 11/1/08.]

388-97-3680
Inservice education space in new construction.
The nursing home must provide space for employee inservice education that will not infringe upon resident space.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3680, filed 9/24/08, effective 11/1/08.]

388-97-3700
Staff areas in new construction.
The nursing home must ensure a lounge, lockers, and toilets are provided convenient to the work areas for employees and volunteers.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3700, filed 9/24/08, effective 11/1/08.]

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388-97-3720

Visiting and private space in new construction.
The nursing home must design a separate room or areas for residents to have family and friends visit and for residents to spend time alone. The nursing home must ensure these areas provide:
(1) Space which facilitates conversation and privacy; and
(2) Access to a common-use toilet facility.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3720, filed 9/24/08, effective 11/1/08.]

388-97-3740

Outdoor recreation space and walkways in new construction.
A nursing home must provide a safe, protected outdoor area for resident use. The nursing home must ensure the outdoor area has:
(1) Shaded and sheltered areas to meet residents needs;
(2) Accessible walking surfaces which are firm, stable, and free from cracks and abrupt changes with a maximum of one inch between sidewalk and adjoining landscape areas;
(3) Sufficient space and outdoor furniture provided with flexibility in arrangement of the furniture to accommodate residents who use wheelchairs and mobility aids;
(4) Shrubs, natural foliage, and trees; and
(5) If used as a resident courtyard, the outdoor area must not be used for public or service deliveries.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3740, filed 9/24/08, effective 11/1/08.]

388-97-3760

Pools in new construction.
The nursing home must ensure swimming pools, spas, and tubs which remain filled between uses meet the requirements in chapter 246-260 WAC.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3760, filed 9/24/08, effective 11/1/08.]

388-97-3780

Pharmacies in new construction.
The nursing home must ensure that an on-site pharmacy meets the requirements of the Washington state board of pharmacy per chapters 18.64 RCW and 246-865 WAC.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3780, filed 9/24/08, effective 11/1/08.]

388-97-3800

Elevators in new construction.
The nursing home must:
(1) Ensure that all buildings having residential use areas or service areas that are not located on the main entrance floor, have an elevator; and
(2) Have at least one elevator sized to accommodate a resident bed and attendant for each sixty beds on floors other than the main entrance floor.
[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-3800, filed 9/24/08, effective 11/1/08.]

388-97-3840

Walking surfaces in a new building or addition.
The nursing must ensure that:
(1) An abrupt change in the walking surface level including at door thresholds which are greater than one quarter inch are beveled to a one vertical in two horizontal; and
(2) Changes in the walking surface level greater than one half inch are accomplished by means of a ramp with a maximum slope of one vertical in twelve horizontal.
Doors in new construction.
The nursing home must ensure doors to:
(1) Resident rooms provide a minimum of forty-four inches clear width;
(2) Resident bathrooms and toilet rooms are a minimum of thirty-two inches clear width for wheelchair access;
(3) All resident toilet rooms and bathing facilities open outward except if doors open directly into a resident occupied corridor;
(4) Toilet rooms and bathrooms have single action locks, and a means of unlocking doors from the outside;
(5) Occupied areas do not swing into corridors; and
(6) All passages are arranged so that doors do not open onto or obstruct other doors while maintaining resident dignity.

Floor finishes in new construction.
The nursing home must ensure:
(1) Floors at all outside entrances have slip-resistant finishes both inside and outside the entrance even when wet; and
(2) All uncarpeted floors are smooth, nonabsorbent and easily cleanable.

Carpets in new construction.
The nursing home must ensure that department of health, construction review approves of all carpet installation.
(1) Carpets may be used in all areas except: Toilet rooms, bathrooms, kitchen, laundry, utility rooms, medication rooms, maintenance, isolation rooms if provided, and areas subject to high moisture or flooding. Specifications for acceptable carpeting are:
(a) Pile yarn fibers are easily cleanable;
(b) Pile is looped texture in all resident use areas. Cut pile may be used in nonresident use areas;
(c) Average pile density of five thousand ounces per cubic yard in resident use areas and four thousand ounces per cubic yard in nonresident areas. The formula for calculating the density of the carpet is: Yarn weight in ounces times 36, divided by pile height in inches equals ounces per cubic yard of density; and
(d) A maximum pile height of .255 inches in resident use areas and .312 inches in nonresident use areas.
(2) Carpets must:
(a) Be cemented to the floor; and
(b) Have the edges covered and top set base with toe at all wall junctures.
(3) When recarpeting, the safety of residents must be assured during and after recarpeting installation within the room or area. The nursing home must ensure the room or area is:
(a) Well ventilated;
(b) Unoccupied; and
(c) Unavailable for use until room is free of volatile fumes and odors.
Coving in new construction.
The nursing home must ensure:
(1) Kitchens, restrooms, laundry, utility rooms, and bathing areas have integral coves of continuous commercial grade sheet vinyl, bullnose ceramic tile or sealed bullnose quarry tile at least six inches in height; and
(2) All other wall junctions have either integral coving or top set base with toe.

Walls in new construction.
The nursing home must ensure:
(1) Wall finishes are easily cleanable;
(2) A water-resistant finish extends above the splash line in all rooms or areas subject to splash or spray, such as bathing facilities with tubs only, toilet rooms, janitors' closets, and canwash areas; and
(3) Bathing facilities with showers have a water-resistant finish extending to the ceiling.

Accessories in new construction.
The nursing home must provide the following accessories with the necessary backing, if required, for mounting:
(1) Usable countertop area and mirror at each handwashing sink in toilet rooms and resident rooms;
(2) Towel or robe hooks at each handwashing sink in resident rooms and at each bathing facility;
(3) A robe hook at each bathing facility, toilet room and in examination room or therapy area, including outpatient therapy rooms;
(4) A securely mounted toilet paper holder properly located within easy reach of the user at each toilet fixture;
(5) Sanitary seat covers at each public and employee use toilet;
(6) Open front toilet seats on all toilets;
(7) Dispensers for paper towels and handwashing soap at each handwashing sink, and bathing facility;
(8) Sanitary napkin dispensers and disposers in public and employee women's toilet rooms; and
(9) Grab bars that are easily cleanable and resistant to corrosion and securely mounted.

Miscellaneous in new construction.
The nursing home must ensure:
(1) Rooms and service areas are identified by visible and tactile signs, refer to WAC 388-97-2900(2) for possible exceptions; and
(2) Equipment and casework is designed, manufactured and installed for ease of proper cleaning and maintenance, and suitable for the functions of each area.

Heating systems in new construction.
The nursing home must ensure:
(1) The heating system is capable of maintaining a temperature of seventy-five degrees Fahrenheit for areas occupied by residents and seventy degrees Fahrenheit for nonresident areas;
(2) Resident rooms have individual temperature control, except in a dementia care unit controls may be covered, locked, or placed in an inconspicuous place;
(3) The following is insulated within the building:
   (a) Pipes conducting hot water which are exposed to resident contact; and
   (b) Air ducts and casings with outside surface temperatures below ambient dew point.
(4) Insulation on cold surfaces includes an exterior vapor barrier; and
(5) Electric resistant wall heat units are prohibited in new construction.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4000, filed 9/24/08, effective 11/1/08.]

388-97-4020
Cooling systems in new construction.
The nursing home must have:
(1) A mechanical cooling system capable of maintaining a temperature of seventy-five degrees Fahrenheit for areas occupied by residents; and
(2) A cooling system that has mechanical refrigeration equipment to provide summer air conditioning to resident areas, food preparation areas, laundry, medication rooms, and therapy areas by either a central system with distribution ducts or piping, or packaged room or zonal air conditioners.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4020, filed 9/24/08, effective 11/1/08.]

388-97-4040
Ventilation systems in new construction.
The nursing home must ensure:
(1) Ventilation of all rooms is designed to prevent objectionable odors, condensation, and direct drafts on the residents;
(2) All habitable space is mechanically ventilated including:
   (a) Air supply and air exhaust systems;
   (b) Installation of air-handling duct systems according to the requirements of the International Mechanical Code and chapter 51-52 WAC;
   (c) Installation of supply registers and return air grilles at least three inches above the floor;
   (d) Installation of exhaust grilles on or near the ceiling; and
   (e) Outdoor air intakes located a minimum of twenty-five feet from the exhaust from any ventilating system, combustion equipment, or areas which may collect vehicular exhaust and other noxious fumes, and a minimum of ten feet from plumbing vents. The nursing home must locate the bottom of outdoor air intakes serving central systems a minimum of three feet above adjoining grade level or, if installed through the roof, three feet above the highest adjoining roof level.
(3) Minimum ventilation requirements meet the pressure relationship and ventilation rates per ASHRAE 2007 HVAC Applications Chapter 7.11 Table 6, Pressure Relationships and Ventilation of Certain Areas of Nursing Homes.
TABLE 6
PRESSURE RELATIONSHIPS AND VENTILATION OF CERTAIN AREAS OF NURSING HOMES

<table>
<thead>
<tr>
<th>Function Area</th>
<th>Pressure Relationship To Adjacent Areas</th>
<th>Minimum Air Changes of Outdoor Air Per Hour Supplied To Room</th>
<th>Minimum Total Air Changes Per Hour Supplied To Room</th>
<th>All Air Exhausted Directly To Outdoors</th>
<th>Air Recirculated Within Room Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident care</td>
<td>+</td>
<td>2</td>
<td>4</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Resident corridor</td>
<td>+</td>
<td>Optional</td>
<td>2</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Toilet room</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Resident gathering (dining, activity)</td>
<td>±</td>
<td>2</td>
<td>4</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Diagnostic and treatment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Examination room</td>
<td>±</td>
<td>2</td>
<td>6</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Physical therapy</td>
<td>N</td>
<td>Optional</td>
<td>2</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Occupational therapy</td>
<td>N</td>
<td>Optional</td>
<td>2</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Soiled washroom or soiled holding</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Clean washroom or clean holding</td>
<td>P</td>
<td>2</td>
<td>4</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Sterilizing and supply</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sterilizer exhaust room</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Linen and trash chute room</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Laundry, general</td>
<td>±</td>
<td>2</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Soiled linen sorting and storage</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Clean linen storage</td>
<td>P</td>
<td>Optional</td>
<td>2</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food preparation center</td>
<td>±</td>
<td>2</td>
<td>10</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Water and washroom</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Dietary day storage</td>
<td>±</td>
<td>Optional</td>
<td>2</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Janitor closet</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Bathroom</td>
<td>N</td>
<td>Optional</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Personal services (barber/salon)</td>
<td>N</td>
<td>2</td>
<td>10</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

1/ P=Positive N=Negative ±=Continuous directional control not required.
Whether positive or negative, pressure must be a minimum of seventy cubic feet per minute (CFM).

The volume of air may be reduced up to fifty percent in these areas during periods of nonuse. The soiled holding area of the general laundry must maintain its full ventilation capacity at all times.

(4) Individual exhaust systems meet the following requirements:
   (a) Where individual mechanical exhaust systems are used to exhaust individual toilet rooms or bathrooms, the individual ventilation fans are interconnected with room lighting to ensure ventilation while room is occupied. The ventilation fan must have a time delay shutoff to ensure that the exhaust continues for a minimum of five minutes after the light switch is turned off; and
   (b) The volume of air removed from the space by exhaust ventilation is replaced directly or indirectly by an equal amount of tempered/conditioned air.

(5) Central exhaust systems meet the following requirements:
   (a) All fans serving central exhaust systems are located to prevent a positive pressure in the duct passing through an occupied area; and
   (b) Fire and smoke dampers are located and installed in accordance with the International Building Code, Standards and amendments in chapter 51-50 WAC.

(6) Air filters meet the following requirements:
   (a) All central ventilation or air-conditioning systems are equipped with filters per ASHRAE 2007 HVAC Applications Chapter 7.11 Table 5, Filter Efficiencies for Central Ventilation and Air Conditioning Systems in Nursing Homes and meet the following requirements:

<table>
<thead>
<tr>
<th>Function Area</th>
<th>Minimum Number of Filter Bed</th>
<th>Filter Efficiency of Main Filter Bed, MERV*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident care, treatment, diagnostic and related areas</td>
<td>1</td>
<td>15</td>
</tr>
<tr>
<td>Food preparation areas and laundries</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>Administrative, bulk storage, and soiled holding areas</td>
<td>1</td>
<td>6</td>
</tr>
</tbody>
</table>

Table 5

*MERV = Minimum Efficiency Reporting Value

(b) Central ventilation or air conditioning systems means any system serving more than a single room used by residents or by any group of rooms serving the same utility function (i.e., the laundry);

c Filter efficiency is warranted by the manufacturer and is based on atmospheric dust spot efficiency per ASHRAE Standard 52.2;
(d) The filter bed is located upstream of the air-conditioning equipment, unless a prefilter is employed. In which case, the prefilter is upstream of the equipment and the main filter bed may be located downstream;

(e) Filter frames are durable and provide an airtight fit with the enclosing duct work. All joints between filter segments and enclosing duct work are gasketed or sealed;

(f) All central air systems have a manometer installed across each filter bed with an alarm to signal high pressure differential; and

(g) Humidifiers, if provided, are a steam type.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4040, filed 9/24/08, effective 11/1/08.]

§388-97-4060
Handwashing sinks in new construction.
The nursing home must provide a handwashing sink in each toilet room and exam room.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4060, filed 9/24/08, effective 11/1/08.]

§388-97-4080
Drinking fountains in new construction.
Where drinking fountains are installed, the nursing home must ensure the fountains are of the inclined jet, sanitary type.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4080, filed 9/24/08, effective 11/1/08.]

§388-97-4100
Mixing valves or mixing faucets in new construction.
The nursing home must provide each fixture, except toilet fixtures and special use fixtures, with hot and cold water through a mixing valve or mixing faucet.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4100, filed 9/24/08, effective 11/1/08.]

§388-97-4120
Spouts in new construction.
The nursing home must ensure all lavatories and sinks in resident rooms, resident toilet rooms, and utility and medication areas have gooseneck spouts, without aerators in areas requiring infection control.

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4120, filed 9/24/08, effective 11/1/08.]

§388-97-4140
Faucet controls in new construction.
The nursing home must provide wrist blade, single-lever controls or their equivalent at all sinks and lavatories. The nursing home must:

(1) Provide at least four inch wrist blades and/or single-levers;

(2) Provide sufficient space for full open and closed operation; and

(3) Color-code and label faucet controls to indicate "hot" and "cold."

[Statutory Authority: Chapters 18.51 and 74.42 RCW and 42 C.F.R. 489.52. 08-20-062, § 388-97-4140, filed 9/24/08, effective 11/1/08.]

WEST VIRGINIA
9.1.a. If the director determines that changes necessary for compliance with this section of this rule would create an undue hardship for a nursing home in existence at the time this rule becomes effective, the nursing home may be governed by rules which were in effect prior to the effective date of this rule. 9.1.b. The standard for construction, renovations, and alterations are the relevant sections of the 1996-1997 edition of “The Guidelines for Design and Construction of Hospitals and Health Care Facilities”, as recognized by the American Institute of Architects, Academy of Architecture for Health with assistance from the U.S. Department of Health and Human Services. 9.1.c. A nursing home shall comply with the 1996 Edition of the National Fire Protection Association (NFPA) of “NFPA 99 Standards for Health Care Facilities.” 9.1.d. A nursing home shall comply with the state building code Building Officials and Code Administrators, 13th. 9.2.a. Sites for all new nursing homes and sites for additions to existing nursing homes shall be inspected Ed. 1996 (BOCA). 9.1.e. A nursing home shall comply with all applicable provisions of the Americans with Disabilities Act (ADA). 9.1.f. A nursing home shall submit a complete set of architectural, structural, and mechanical drawings, drawn to scale not less than one-eighth (1/8) inch equals one (1) foot, and shall be approved by the director before construction begins. 9.1.f.1. This requirement applies to new construction, additions, renovations, or alterations to existing nursing homes. 9.1.g. The submitted drawings and specifications shall be prepared, signed and sealed by a person registered to practice architecture in the State of West Virginia. 9.1.g.1. The project shall be inspected during the construction phase by a registered professional architect or his or her representative. 9.1.h. The requirement for a registered architect may be waived by the director depending on the scope of the project. 9.1.i. A nursing home shall submit complete architectural drawings and specifications for any alterations, renovations, and equipment modifications or additions which may necessitate changes to the nursing home floor plan, impact on safety, or require the services of a design professional, and shall be approved by the director prior to beginning any construction. 9.1.j. Minor renovations that do not alter floor plans, impact on safety or require the services of a design professional may not require approval of the director. 9.1.k. A performance statement shall be obtained by the owner from the builder and design professional of a proposed nursing home stating that in constructing the nursing home the builder has followed the plans which are on file with and approved by the director. 9.1.l. All new facilities, additions, and alterations shall be inspected by the director and shall have the director’s approval in writing prior to admitting residents. 9.1.l.1. A nursing home shall request in writing a pre-opening inspection no less than thirty (30) days prior to the proposed opening date. 9.1.m. All fees specified in the Division of Health rule, “Fees for Services,” 64CSR51, for site inspections of new construction or major renovations, architectural review of drawings and specifications, and inspections of new projects prior to opening are the responsibility of the nursing home or design professional. 9.1.n. Unless substantial construction is started within one (1) year of the date of approval of final drawings, the owner or architect shall secure written notification from the director that the plan approval for construction is still valid and in compliance with this rule. 9.2. Site Characteristics and Accessibility. by the director prior to site development and the completion of final drawings and specifications. 9.2.b. The site shall be located in an environment that is free from flooding and excessive noise sources such as railroads, freight yards, traffic arteries and airports.
9.2.b.1. The site shall not be exposed to excessive smoke, foul odors or dust.
9.2.c. The site shall have good drainage, approved sewage disposal, an approved potable water supply, electricity, telephone and other necessary utilities available on or near the site.
9.2.d. The site shall be accessible to physicians, emergency services and other necessary services.
9.2.e. Accessibility and transportation to the site and the nursing home shall be facilitated by paved, hard surfaced, all weather roads which are kept passable at all times.
9.2.e.1. The road shall connect directly to a paved hard surface highway.
9.2.e.2. Grades to all sites shall permit access for emergency vehicles and fire fighting equipment in all weather conditions.
9.2.f. Parking areas shall be sufficient according to the guidelines set by the American Institute of Architects.
9.2.g. Hard surface walks, a minimum of forty-eight (48) inches wide with a slip resistant surface, shall be provided at all entries and exits and connect into the main walk or parking area.
9.2.h. Soil conditions shall be reviewed as necessary by a qualified soils engineer and if conditions require, earth core boring shall be conducted.
9.2.h.1. The design professional shall supply the director with copies of soil test reports if engineered fill is installed or if other soil tests are conducted.
9.2.i. Local building codes and zoning restrictions shall be followed.
9.2.i.1. The owner, or his or her designee, shall maintain documentation certifying compliance signed by local fire, building and zoning officials, and this documentation shall be available for review.
9.3. Increase in Bed Capacity.
9.3.a. Bed capacity may be increased after the director has determined that the nursing home physical facilities will support the increase and there is compliance with other requirements including certificate of need requirements.
9.4. Equipment and Furnishings in Resident Rooms.
9.4.a. A nursing home shall provide each resident with a bed that accommodates his or her individual needs.
9.4.b. A nursing home shall provide each resident with a night stand that has a drawer for toilet articles and utensils.
9.4.c. The nursing home shall provide a chair for each resident that accommodates the resident’s individual needs.
9.4.d. The nursing home shall provide each resident with reasonable closet and drawer space for clothing and personal items.
9.4.d.1. Shelves and drawers shall be positioned at a height that accommodates the needs of the individual resident.
9.4.e. Each resident shall have individual towel bars or an equivalent. In semi-private rooms towel bars shall be located to encourage individual use.
9.4.f. A nursing home shall provide cubicle curtains that assure visual privacy for each resident.
9.4.g. A nursing home shall provide window dressings and curtains or draperies, maintained in good condition.
9.5. Laundry and Linens.
9.5.a. A nursing home shall have written procedures for handling, storing, processing, and transporting linens and other laundered goods in a manner to prevent the spread of infection.
9.5.b. A nursing home shall provide at least one clean, comfortable pillow for each bed and additional pillows shall be available.
9.5.c. A nursing home shall provide clean waterproof mattresses or mattress covers that are nonabsorbent.
9.5.d. Sufficient supplies of linens shall be available to nursing personnel to assure the cleanliness and comfort of each resident.
9.5.e. The nursing home shall provide each resident with individual towels, wash cloths, and blankets.
9.5.f. When electric blankets are used, they shall be UL approved and checked periodically by the nursing home’s staff for safety.

9.6. Nursing Equipment and Sterile Supplies.
9.6.a. A nursing home shall have the sufficient quantity and type of nursing equipment to meet the individual care needs for each resident.
9.6.b. All electrical resident care equipment shall be maintained, inspected and tested in accordance with the manufacture recommendations, and the applicable sections of the “National Fire Protection Association NFPA 99 Standard for Health Care Facilities”.
9.6.c. All non-electrical equipment used for inhalation therapy (oxygen) shall be stored and maintained in accordance with the applicable sections of the “National Fire Protection Association NFPA 99 Standard for Health Care Facilities”.
9.6.d. If a nursing home provides electrical life support services, all electrical equipment used to sustain life shall be connected to an emergency generator, through a critical branch electrical system.
9.6.d.1. The generator and all critical branch electrical circuits shall comply with the standards as identified in the “National Fire Protection Association NFPA 99 Standard for Health Care Facilities”.
9.6.e. All equipment shall be maintained in accordance with section 8.19 of this rule.
9.6.f. Clean nursing equipment and sterile supplies shall be stored in a clean work room or store room that does not permit resident contact.
9.6.g. Sterile supplies shall not be stored under sink drains, in soiled utility rooms or in areas where contamination may occur.
9.6.h. Sterile supplies shall not be stored nor used beyond their dated shelf life.
9.6.i. Damaged supplies and utensils shall not be used.

9.7. General Maintenance and Housekeeping.
9.7.a. A nursing home shall be constructed, maintained and equipped to protect the health and safety of residents, personnel, and the public.
9.7.b. All new nursing homes shall establish and maintain the nursing home and equipment in accordance with the guidelines in the 1996-1997 Edition of the Guidelines for Design and Construction of Hospitals and Health Care Facilities as recognized by The American Institute of Architects for Health.
9.7.c. All existing nursing homes shall establish and maintain the nursing home and equipment in accordance with the guidelines referenced in the Minimum Requirements of Construction and Equipment for Hospitals and Medical Facilities - U.S. Department of Health Education and Welfare (DHEW NO. (HRA) 81-14500).
9.7.d. A nursing home shall establish and implement a maintenance program that assures that:
9.7.d.1. All equipment is operable;
9.7.d.2. The interior and exterior of the building is safe; and
9.7.d.3. The grounds are maintained in a presentable condition free from rubbish and other health hazards of a similar nature.
9.7.e. A nursing home shall establish and implement a housekeeping program and services that assures a clean, sanitary environment.
9.7.f. A nursing home shall provide a comfortable, home-like environment for residents.
9.7.g. A nursing home shall be kept free of insects, rodents and vermin by an effective pest control program. Insecticidal strips are prohibited.
9.7.h. Pesticides shall be applied only by an applicator certified by the United States Department of Agriculture.
9.7.i. A nursing home shall have sufficient supplies for housekeeping and maintenance properly stored and conveniently located to permit frequent cleaning of floors, walls, woodwork, windows, and screens, and to facilitate building and grounds maintenance.

9.8.a. A nursing home shall have procedures and contracts for disposing of bio-hazardous waste.
9.8.a.1. Chain of custody receipts and forms shall be maintained by the nursing home for one (1) year.
9.8.b. A nursing home shall have procedures for disposing of non-hazardous medical waste and similar waste that is not considered hazardous in a safe sanitary manner.
9.8.c. Solid waste, including garbage and refuse, shall be removed from the building daily or more often as necessary.
9.8.d. All garbage and refuse shall be stored in durable, covered, leak-proof and vermin-proof containers or dumpsters.
9.8.d.1. The containers and dumpsters shall be kept clean of all residue accumulation.
9.8.e. All garbage and refuse shall be disposed of in accordance with the applicable provisions of state and local law and rules governing the management of garbage and refuse.

9.9.a. A nursing home shall have a water supply that is safe and of sufficient capacity to meet the residents' needs and the requirements of the sprinkler system.
9.9.b. A nursing home shall have as its source of water a public water system that complies with West Virginia Division of Health Rules, Public Water Systems, 64CSR3, or a water well that complies with West Virginia Division of Health Rules, Water Well Regulations, 64CSR19 and Water Well Design Standards, 64CSR46.
9.9.c. A nursing home shall have hot and cold running water in sufficient supply to meet the needs of the residents.
9.9.d. Hot water distribution systems serving resident care areas shall be recirculating to provide continuous hot water at each hot water outlet.
9.9.d.1. The temperatures shall be appropriate for comfortable use but shall not exceed 110° degrees.
9.9.e. A nursing home shall have written agreements with water suppliers to deliver water when there is a loss of the normal supply.

9.10. Sewage Disposal.
9.10.a. Sewage disposal shall be in accordance with West Virginia Division of Health Rules, Sewage System Rules, and West Virginia Division of Health Rules, Sewage Treatment and Collection System Design Standards, 64CSR47.
9.10.b. The sewage system shall be adequate to meet the nursing home's needs.
9.10.c. Sewage systems shall be kept in good working order and shall be properly operated and maintained.

9.11.a. A nursing home shall provide evidence of compliance with applicable rules of the State Fire Commission.
9.11.a.1. Any variation to compliance with the fire code shall be coordinated with the department and approved in writing by the state fire marshal.
9.11.b. A nursing home shall have a written internal and external disaster and emergency preparedness plan approved by the director that sets forth procedures to be followed in the event of an internal or external disaster or emergency that could severely affect the operation of the nursing home.
9.11.c. The disaster and emergency preparedness plan shall have procedures to be followed in the event of the following: fire, missing resident, high winds, tornadoes, bomb threats, utility failure, flood and severe winter weather.
9.11.d. The disaster and emergency preparedness plan shall include at least an alternate shelter agreement, an emergency transportation policy, and an emergency food supply list and menu that will provide nutrition for all persons residing in the nursing home for a minimum of seventy-two (72) hours.

9.11.e. The disaster and emergency preparedness plan shall be developed and maintained with the assistance of qualified fire safety and other emergency response teams.

9.11.f. There shall be copies of the disaster and emergency preparedness plan at all staff stations or emergency control stations.

9.11.f.1. The disaster and emergency preparedness plan shall be located in an area that allows visual contact at all times. The nursing home staff shall know the location of the plan at all times.

9.11.g. The local fire department shall be provided with a floor and disaster plan and be given opportunities to become familiar with the nursing home.

9.11.h. A nursing home shall have a written plan and procedures for transferring casualties and uninjured residents.

9.11.h.1. These procedures shall include the transfer of pertinent resident records including identification information, diagnoses, allergies, advance directives, medications and treatments, and other records needed to ensure continuity of care.

9.11.i. A nursing home shall have written instructions regarding the location and use of alarm systems, signals and fire fighting equipment.

9.11.j. A nursing home shall have information regarding methods of fire containment.

9.11.k. A nursing home shall have written instructions regarding accessibility for evacuation routes.

9.11.l. The disaster and emergency preparedness plan shall be reviewed and updated by the administrator or his or her designee on an annual basis and signed and dated by the administrator or his or her designee to verify the plan was reviewed.

9.11.m. Emergency call information shall be conspicuously posted near each telephone in the nursing home, exclusive of telephones in resident rooms. This information shall include at least the following:

9.11.m.1. The telephone numbers of the fire department, the police, and ambulance service and other appropriate emergency services; and

9.11.m.2. Key personnel telephone numbers, including at least the following:

9.11.m.2.A. The administrator;

9.11.m.2.B. The director of nursing or nurse on call;

9.11.m.2.C. The maintenance director or safety director;

9.11.m.2.D. The physician on call; and

9.11.m.2.E. Other appropriate personnel.

9.11.n. A nursing home shall have at least one non-coin operated telephone or one extension on each resident occupied unit and additional telephones and extensions if needed to summon help in case of an emergency.

9.11.o. A nursing home shall provide an area of sufficient space to hold the congregate population of the nursing home with a heat source that is supplied with emergency electrical power from the emergency power source.


9.12.a. A nursing home shall operate an internal disaster preparedness program that includes orientation and ongoing training and drills in procedures and specific assignments.

9.12.b. The internal disaster plan shall be rehearsed at least annually.

9.12.c. Fire drills shall be held at least quarterly for each shift.

9.12.d. Disaster Rehearsal and Fire Drill Reports. A nursing home shall keep on file for at least two (2) years, a dated written report and an evaluation of each disaster rehearsal and fire drill conducted on the premises.

9.13.a. Any nursing home where animals visit or are boarded shall have policies that assure the 
general well-being of residents as approved by the director. The policies shall comply with local 
health ordinances.

**WISCONSIN**

Subchapter VII — Physical Environment

HFS 132.71 Furniture, equipment and supplies.

(1) FURNITURE IN RESIDENT CARE AREAS.

(a) Beds.
1. Each resident shall be provided a bed which is at least 36 inches wide, is equipped with a 
headboard of sturdy construction and is in good repair. Roll-away beds, day beds, cots, or double 
or folding beds shall not be used.
2. Each bed shall be in good repair and provided with a clean, firm mattress of appropriate size for 
the bed.
3. Side rails shall be installed for both sides of the bed when required by the resident’s condition.
(b) Bedding.
1. Each resident shall be provided at least one clean, comfortable pillow. Additional pillows shall be 
provided if requested by the resident or required by the resident’s condition.
2. Each bed shall have a mattress pad.
3. A moisture-proof mattress cover and pillow cover shall be provided to keep each mattress and 
pillow clean and dry.
4. a. A supply of sheets and pillow cases sufficient to keep beds clean, dry, and odor-free shall be 
stocked. At least 2 sheets and 2 pillow cases shall be furnished to each resident each week.
b. Beds occupied by bedfast or incontinent residents shall be provided draw sheets.
5. A sufficient number of blankets shall be provided to keep each resident warm. Blankets shall be 
changed and laundered as often as necessary to maintain cleanliness and freedom from odors.
6. Each bed shall have a clean, washable bedspread.
(c) Other furnishings.
1. Each resident who is confined to bed shall be provided with a bedside storage unit containing at 
least one drawer for personal items and a drawer or compartment for necessary nursing 
equipment. All other residents shall be provided with a storage unit in the resident’s room, 
containing at least one drawer for personal items and a drawer or compartment for necessary 
nursing equipment.
2. a. At least one chair shall be in each room for each bed. A folding chair shall not be used. If 
requested by the resident or guardian, a wheelchair or geri-chair may be substituted.
b. An additional chair with arms shall be available upon request.
3. A properly shaded reading light in working condition shall be installed over or at each bed.
4. Adequate compartment or drawer space shall be provided in each room for each resident to store 
personal clothing and effects and to store, as space permits, other personal possessions in a 
reasonably secure manner.
5. A sturdy and stable table that can be placed over the bed or armchair shall be provided to every 
resident who does not eat in the dining area.
(d) Towels, washcloths, and soap. 1. Clean towels and washcloths shall be provided to each resident 
as needed. Towels shall not be used by more than one resident between launderings.
2. An individual towel rack shall be installed at each resident’s bedside or at the lavatory.
3. Single service towels and soap shall be provided at each lavatory for use by staff.
(e) **Window coverings.** Every window shall be supplied with flame retardant shades, draw drapes or other covering material or devices which, when properly used and maintained, shall afford privacy and light control for the resident.

(2) **RESIDENT CARE EQUIPMENT.**
(a) **Personal need items.** When a resident because of his or her condition needs a mouthwash cup, a wash basin, a soap dish, a bedpan, an emesis basin, or a standard urinal and cover, that item shall be provided to the resident. This equipment may not be interchanged between residents until it is effectively washed and sanitized.
(b) **Thermometers.** If reusable oral and rectal thermometers are used, they shall be cleaned and disinfected between use.
(c) **First aid supplies.** Each nursing unit shall be supplied with first aid supplies, including bandages, sterile gauze dressings, bandage scissors, tape, and a sling tourniquet.
(d) **Other equipment.** Other equipment, such as wheelchairs with brakes, footstools, commodes, foot cradles, footboards, under-the-mattress bedboards, walkers, trapeze frames, transfer boards, parallel bars, reciprocal pulleys, suction machines, patient lifts, and Stryker or Foster frames, shall be used as needed for the care of the residents.

(3) **MAINTENANCE.** All furnishings and equipment shall be maintained in a usable, safe and sanitary condition.

(4) **STERILIZATION OF SUPPLIES AND EQUIPMENT.** Each facility shall provide sterilized supplies and equipment by one or more of the following methods:
(a) Use of an autoclave;
(b) Use of disposable, individually wrapped, sterile supplies such as dressings, syringes, needles, catheters, and gloves;
(c) Sterilization services under a written agreement with another facility; or
(d) Other sterilization procedures when approved in writing by the department.

(5) **SANITIZATION OF UTENSILS.** Utensils such as individual bedpans, urinals, and wash basins which are in use shall be sanitized in accordance with acceptable sanitization procedures on a routine schedule. These procedures shall be done in an appropriate area.

(6) **DISINFECTION OF RESIDENT GROOMING UTENSILS.** Hair care tools such as combs, brushes, metal instruments, and shaving equipment which are used for more than one resident shall be disinfected before each use.

(7) **OXYGEN.**
(a) No oil or grease shall be used on oxygen equipment.
(b) When placed at the resident's bedside, oxygen tanks shall be securely fastened to a tip-proof carrier or base.
(c) Oxygen regulators shall not be stored with solution left in the attached humidifier bottle.
(d) When in use at the resident's bedside, cannulas, hoses, and humidifier bottles shall be changed and sterilized at least every 5 days.
(e) Disposable inhalation equipment shall be presterilized and kept in contamination-proof containers until used, and shall be replaced at least every 5 days when in use.
(f) With other inhalation equipment such as intermittent positive pressure breathing equipment, the entire resident breathing circuit, including nebulizers and humidifiers, shall be changed daily.

**History:** Cr. Register, July, 1982, No. 319, eff. 8-1-82; am. (1) (e), (2) (a) and (3), Register, January, 1987, No. 373, eff. 2-1-87.

**HFS 132.72 Housekeeping services.**
(1) **REQUIREMENT.** Facilities shall develop and implement written policies that ensure a safe and sanitary environment for personnel and residents at all times.

(2) **CLEANING.** (a) **General.** The facility shall be kept clean and free from offensive odors, accumulations of dirt, rubbish, dust, and safety hazards.
(b) Floors. Floors and carpeting shall be kept clean. Polishes on floors shall provide a non-slip finish. Carpeting or any other material covering the floors that is worn, damaged, contaminated or badly soiled shall be replaced.

(c) Other surfaces. Ceilings and walls shall be kept clean and in good repair at all times. The interior and exterior of the buildings shall be painted or stained as needed to protect the surfaces. Loose, cracked, or peeling wallpaper or paint shall be replaced.

(d) Furnishings. All furniture and other furnishings shall be kept clean and in good repair at all times.

(e) Combustibles in storage areas. Attics, cellars and other storage areas shall be kept safe and free from dangerous accumulations of combustible materials. Combustibles such as cleaning rags and compounds shall be kept in closed metal containers.

(f) Grounds. The grounds shall be kept free from refuse, litter, and waste water. Areas around buildings, sidewalks, gardens, and patios shall be kept clear of dense undergrowth.

(3) POISONS. All poisonous compounds shall be clearly labeled as poisonous and, when not in use, shall be stored in a locked area separate from food, kitchenware, and medications.

(4) GARBAGE.

(a) Storage containers. All garbage and rubbish shall be stored in leakproof, non-absorbent containers with close-fitting covers, and in areas separate from those used for the preparation and storage of food. Containers shall be cleaned regularly. Paperboard containers shall not be used.

(b) Disposal. Garbage and rubbish shall be disposed of promptly in a safe and sanitary manner.

(5) LINEN AND TOWELS. Linens shall be handled, stored, processed, and transported in such a manner as to prevent the spread of infection. Soiled linen shall not be sorted, rinsed, or stored in bathrooms, residents’ rooms, kitchens, food storage areas, nursing units, or common hallways.

Note: For linen supplies, see s. HFS 132.71 (1) (b) 4; for change of linens, see s. HFS 132.60 (1) (a) 2; for toweling, see s. HFS 132.71 (1) (d).

(6) PEST CONTROL. (a) Requirement. The facility shall be maintained reasonably free from insects and rodents, with harborages and entrances of insects and rodents eliminated.

(b) Provision of service. Pest control services shall be provided in accordance with the requirements of s. 94.705, Stats.

(c) Screening of windows and doors. All windows and doors used for ventilation purposes shall be provided with wire screening of not less than number 16 mesh or its equivalent and shall be properly installed and maintained to prevent entry of insects. Screen doors shall be self-closing and shall not interfere with exiting. Properly installed airflow curtains or fans may be used in lieu of screens.

History: Cr. Register, July, 1982, No. 319, eff. 8–1–82; am. (2) (b), (c) and (e), (6) (c), Register, January, 1987, No. 373, eff. 2–1–87.

Subchapter VIII — Life Safety, Design and Construction

HFS 132.81 Scope and definitions.

(1) APPLICATION.

This subchapter applies to all facilities except where noted. Wherever the rules in ss. HFS 132.83 and 132.84 modify the applicable life safety code under s. HFS 132.82, these rules shall take precedence.

(2) DEFINITIONS. The definitions in the applicable life safety code required under s. HFS 132.82 apply to this subchapter. In addition, in this subchapter:

(a) “Life safety code” means the National Fire Protection Association’s standard 101.

(b) “Period A facility” means a facility or a portion of a facility which before July 1, 1964, was either licensed as a nursing home or had the plans approved by the department; a county home or county mental hospital approved under former ch. PW 1 or 2 before July 1, 1964, which is to be converted to nursing home use; a hospital approved under ch. HFS 124 before July 1, 1964, which is to be
converted to nursing home use; or any other recognized inpatient care facility in operation before July 1, 1964, to be converted to nursing home use.

(c) “Period B facility” means a facility or a portion of a facility the plans for which were approved by the department on or after July 1, 1964, but no later than December 1, 1974; a county home or county mental hospital approved under former ch. PW 1 or 2, on or after July 1, 1964, but no later than December 1, 1974, which is to be converted for nursing home use; or any other recognized inpatient care facility in operation on or after July 1, 1964, but no later than December 1, 1974, which is to be converted to nursing home use.

(d) “Period C facility” means a facility, the plans for which were approved by the department after December 1, 1974, including new additions to existing licensed facilities and major remodeling and alterations.

**History:** Cr. Register, July, 1982, No. 319, eff. 8−1−82; r. and recr. (2), Register, January, 1987, No. 373, eff. 2−1−87; reprinted to restore dropped copy in (2) (b), Register, May, 1987, No. 377.

**HFS 132.812 Review for compliance with this chapter and the state building code.**

(1) The department shall review nursing home construction and remodeling plans for compliance with this chapter and for compliance with the state commercial building code, chs. Comm 61 to 65, with the exception of s. Comm 61.31 (3). Where chs. Comm 61 to 65 refer to the department of commerce, those rules shall be deemed for purposes of review under this chapter to refer to the department of health and family services.

(2) The department shall have 45 working days from receipt of an application for plan review and all required forms, fees, plans and documents to complete the review and approve, approve with conditions or deny approval for the plan.

**History:** Emerg. cr., eff. 7−1−96; cr. Register, December, 1996, No. 492, eff. 7−1−96; corrections in (1) made under s. 13.93 (2m) (b) 7., Stats., Register, August, 2000, No. 536; corrections in (1) made under s. 13.93 (2m) (b) 7., Stats., Register December 2003 No. 576.

**HFS 132.815 Fees for plan reviews.**

(1) **REQUIREMENT.** Before the start of any construction or remodeling project for a nursing home, the plans for the construction or remodeling shall be submitted to the department, pursuant to s. HFS 132.84 (17), for review and approval by the department. The fees established in this section shall be paid to the department for providing plan review services.

(2) **FEE SCHEDULE.**

(a) **General.** The department shall charge a fee for the review under s. HFS 132.812 of plans for a nursing home capital construction or remodeling project. The fee shall be based in part on the dollar value of the project, according to the schedule under par. (b), and in part on the total gross floor area in the plans, as found in par. (c). The total fee for plan review is determined under par. (d). Fees for review of partial plans, for revision of plans, for extensions of plan approval, and for handling and copying, and provisions for the collection and refund of fees are found in par. (e).

(b) **Fee part based on project dollar value.** The part of the fee based on project dollar value shall be as follows:

1. For projects with an estimated dollar value of less than $5,000, $100;
2. For projects with an estimated dollar value of at least $5,000 but less than $25,000, $300;
3. For projects with an estimated dollar value of at least $25,000 but less than $100,000, $500;
4. For projects with an estimated dollar value of at least $100,000 but less than $500,000, $750;
5. For projects with an estimated dollar value of at least $500,000 but less than $1 million, $1,500;
6. For projects with an estimated dollar value of at least $1 million but less than $5 million, $2,500; and
7. For projects with an estimated dollar value of $5 million or more, $5,000.
(c) Fee part based on total gross floor area. 1. ‘General.’ The part of the fee based on total gross floor area shall be as provided in Table 132.815 subject to the conditions set out in this paragraph.
2. ‘Building, heating and ventilation.’ The fees in Table 132.815 apply to the submittal of all building and heating, ventilation and air conditioning (HVAC) plans. A fee for review of plans shall be computed on the basis of the total gross floor area of each building.

![Table 132.815](attachment:table.png)

3. ‘Scope of fee.’ The fees indicated in Table 132.815, relating to building and heating, ventilation and air conditioning plans, include the plan review and inspection fee for all components, whether submitted with the original submittal or at a later date. Components covered by that fee are:
   a. Building plans;
   b. Heating, ventilation and air conditioning plans;
   c. Bleacher plans for interior bleachers only;
   d. Fire escape plans;
   e. Footing and foundation plans; and
   f. Structural component plans, such as plans for floor and roof trusses, precast concrete, laminated wood, metal buildings, solariums and other similar parts of the building.
4. ‘Building alteration.’ a. The examination fee for review of plans for alteration of existing buildings and structures undergoing remodeling or review of tenant space layouts shall be determined in accordance with Table 132.815 on the basis of the gross floor area undergoing remodeling.
   b. The fee specified in subd. 4. a. shall be based on the actual gross square footage of the area being remodeled. When remodeling of an individual building component affects building code compliance for a larger area, the fee shall be computed on the basis of the total square footage of the affected area.

(d) Total fee for review of plans. To determine the total fee for review of plans, the department shall:
1. Add the fee parts from pars. (b) and (c); and
2. Multiply the sum obtained in subd. 1. by 0.95.

(e) Other fee provisions related to review of plans. 1. ‘Fee for miscellaneous plans.’ Miscellaneous plans are plans that have no building or heating, ventilation and air conditioning plan submissions and for which there may not be an associated area. The fee for a miscellaneous plan shall be $250. This fee is for plan review and inspection. Miscellaneous plans include:
   a. Footing and foundation plans submitted prior to the submission of the building plans;
   b. Plans for industrial exhaust systems for dust, fumes, vapors and gases, for government-owned buildings only;
c. Spray booth plans, for government-owned buildings only;
d. Stadium, grandstand and bleacher plans, and interior bleacher plans submitted as independent projects;
e. Structural plans submitted as independent projects, such as docks, piers, antennae, outdoor movie screens and observation towers; and
f. Plans for any building component, other than building and heating, ventilation and air conditioning, submitted following the final inspection by the department.

2. ‘Fee for permission to start construction.’ The fee for permission to start construction shall be $80. This fee shall apply to those applicants proposing to start construction prior to the approval of the plans by the department.

3. ‘Fee for plan revision.’ The fee for revision of previously approved plans shall be $100. This paragraph applies when plans are revised for reasons other than those that were requested by the department. The department may not charge a fee for revisions requested by the department as a condition of original plan approval.

4. ‘Fee for extension of plan approval.’ The examination fee for a plan previously approved by the department for which an approval extension [was requested] beyond the time limit specified in this chapter shall be $75 per plan.

5. ‘Collection of fees.’ Fees shall be remitted at the time the plans are submitted. No plan examinations, approvals or inspections may be made until fees are received.

6. ‘Handling and copying fees.’ a. The department shall charge a handling fee of $50 per plan to the submitting party for any plan that is submitted to the department, entered into the department’s system and subsequently requested by the submitting party to be returned prior to departmental review.

b. The department may charge a photocopying fee of 25 cents per page to anyone who requests copies of construction or remodeling plans, except that a fee of $5 per plan sheet shall be charged for reproduction of plan sheets larger than legal size.

(3) HANDLING AND COPYING FEES. (a) The department shall charge a handling fee of $50 per plan to the submitting party for any plan which is submitted to the department, entered into the department’s system and then the submitting party requests that it be returned prior to review.

(b) The department may charge a photocopying fee of 25 cents per page to anyone who requests copies of construction or remodeling plans, except that a fee of $5 per plan sheet shall be charged for reproduction of plan sheets larger than legal size.

History: Emerg. cr. eff. 1–1–94; cr. Register, August, 1994, No. 464, eff. 9–1–94; emerg. r. and recr. (2), eff. 7–1–96; r. and recr. (2), Register, December, 1996, No. 492, eff. 1–1–97.


Note: Copies of the 2000 Life Safety Code and related codes are on file in the Department’s Bureau of Quality Assurance, the Revisor of Statutes’ Bureau and the Secretary of State’s Office, and may be obtained from the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

(2) FIRE SAFETY EVALUATION SYSTEM. A proposed or existing facility not meeting all requirements of the applicable life safety code shall be considered in compliance if it achieves a passing score on the Fire Safety Evaluation System (FSES), developed by the United States department of commerce, national bureau of standards, to establish safety equivalencies under the life safety code.

(3) RESIDENT SAFETY AND DISASTER PLAN. (a) Disaster plan.

1. Each facility shall have a written procedure which shall be followed in case of fire or other disasters, and which shall specify persons to be notified, locations of alarm signals and fire extinguishers, evacuation routes, procedures for evacuating helpless residents, frequency of fire drills, and assignment of specific tasks and responsibilities to the personnel of each shift and each discipline.
2. The plan shall be developed with the assistance of qualified fire and safety experts, including the local fire authority.

3. All employees shall be oriented to this plan and trained to perform assigned tasks.

4. The plan shall be available at each nursing station.

5. The plan shall include a diagram of the immediate floor area showing the exits, fire alarm stations, evacuation routes, and locations of fire extinguishers. The diagram shall be posted in conspicuous locations in the corridor throughout the facility.

(b) Drills. Fire drills shall be held at irregular intervals at least 4 times a year on each shift and the plan shall be reviewed and modified as necessary. Records of drills and dates of drills shall be maintained.

(c) Fire inspections. The administrator of the facility shall arrange for fire protection as follows:

1. At least semiannual inspection of the facility shall be made by the local fire inspection authorities. Signed certificates of such inspections shall be kept on file in the facility.

2. Certification by the local fire authority as to the fire safety of the facility and to the adequacy of a written fire plan for orderly evacuation of residents shall be obtained and kept on file in the facility.

3. Where the facility is located in a city, village, or township that does not have an official established fire department, the licensee shall obtain and maintain a continuing contract for fire protection service with the nearest municipality providing such service. A certification of the existence of such contract shall be kept on file in the facility.

(d) Fire equipment. All fire protection equipment shall be maintained in readily usable condition and inspected annually. In addition to any other equipment, a fire extinguisher suitable for grease fires shall be provided in or adjacent to the kitchen. Each extinguisher shall be provided with a tag for the date of inspection.


(e) Fire report. All incidents of fire in a facility shall be reported to the department within 72 hours.

(f) Smoking. Smoking by residents shall be permitted only in designated areas supervised in accordance with the conditions, needs, and safety of residents.

(g) Prevention of ignition. Heating devices and piping shall be designed or enclosed to prevent the ignition of clothing or furnishings.

(h) Floor coverings. Scatter rugs and highly polished, slippery floors are prohibited, except for non-slip entrance mats. All floor coverings and edging shall be securely fastened to the floor or so constructed that they are free of hazards such as curled and broken edges.

(i) Roads and sidewalks. The ambulatory and vehicular access to the facility shall be kept passable and open at all times of the year. Sidewalks, drives, fire escapes, and entrances shall be kept free of ice, snow, and other obstructions.

History: Cr. Register, July, 1982, No. 319, eff. 8-1-82; r. and recr. (1) and (2), r. (4), renum. (3) and (5) to be (4) and (6), cr. (3) and (5), Register, January, 1987, No. 373, eff. 2-1-87; emerg. am. (3), cr. (3m), r. and recr. (5) and Table, eff. 7-1-94; am. (3), cr. (3m), r. and recr. (5) and Table, Register, January, 1995, No. 469, eff. 2-1-95;

CR 04-053: r. and recr. (1) to (5), renum. (6) to be (3) Register October 2004 No. 586, eff. 11-1-04.

HFS 132.83 Safety and systems. (1) MAINTENANCE.
The building shall be maintained in good repair and kept free of hazards such as those created by any damaged or defective building equipment.

(2) CORRIDORS. (a) Handrails. Corridors used by residents shall be equipped with handrails firmly secured on each side of the corridor.

(b) Size. 1. In period A facilities, all corridors in resident use areas shall be at least 4 feet wide.

2. In period B facilities, all corridors in resident use areas shall be at least 7 feet wide.

3. In period C facilities, all corridors in resident use areas shall be at least 8 feet wide.
(3) DOORS. (a) Size. 1. Doorways to residents’ rooms, between residents’ rooms and exits, and exit doorways shall be at least 28 inches wide.
2. In period B and C facilities, doors to residents’ rooms shall not be less than 3 feet 8 inches wide and 6 feet 8 inches in height, and shall be at least one and three−quarter inches solid core wood or equivalent construction.
(b) Latches. Each exit door shall have such latches or hardware that the door can be opened from the inside by pushing against a single bar or plate or by turning a single knob or handle.
(c) Locks. 1. Exit doors from the building and from nursing areas and wards may not be hooked or locked to prevent exit from the inside, unless this is authorized under s. HFS 132.33.
   Note: See rules adopted under chs. Comm 61 to 65 for other restrictions on locking of exits.
2. No lock shall be installed on the door of a resident’s room, unless:
   a. The lock is operable from inside the room with a simple one−hand, one−motion operation without the use of a key unless the resident is confined in accordance with s. HFS 132.33;
   b. All personnel regularly assigned to work in a resident care area have in their possession a master−key for the rooms in that area;
   c. A master−key is available to emergency personnel such as the fire department; and
   d. The resident is capable of following directions and taking appropriate action for self−preservation under emergency conditions.
(d) Toilet room doors. In period B and C facilities, resident toilet room doors shall be not less than 3 feet 0 inches by 6 feet 8 inches, and shall not swing into the toilet room unless they are provided with two−way hardware.
(e) Thresholds. In period B and C facilities, raised thresholds which cannot be traversed easily by a bed on wheels, a wheelchair, a drug cart, or other equipment on wheels shall not be used.

(4) EMERGENCY POWER. Emergency electrical service with an independent power source which covers lighting at nursing stations, telephone switchboards, exit and corridor lights, boiler room, fire alarm systems, and medical records when solely electronically based, shall be provided. The service may be battery operated if effective for at least 4 hours.

(5) FIRE PROTECTION. (a) Carpeting. Carpeting shall not be installed in rooms used primarily for the following purposes: food preparation and storage, dish and utensil washing, soiled utility workroom, janitor closet, laundry processing, hydro−therapy, toilet and bathing, resident isolation, and resident examination.
(b) Vertical exit stairways. At least one interior exit stairway shall be provided so that an enclosed protected path of at least one−hour fire−resistive construction is available for occupants to proceed with safety to the exterior of the facility.
(f) Fire escapes. In period A and period B facilities, outside fire escapes are permitted as one means of egress if they meet all of the following requirements:
1. Iron, steel, or concrete or other approved noncombustible material shall be used in the construction and support of the fire escape.
2. No part of access or travel in the path of exit shall be across a roof or other part of a facility which is of combustible construction.
3. Protection against fire in the facility shall be by blank or closed walls directly under the stairway and for a distance of 6 feet in all other directions. A window shall be permitted within this area if it is stationary, of steel sash construction, and is glazed with wire glass of not less than 1/4−inch thickness. The size of wire glass shall not exceed 1296 square inches with no dimension exceeding 54 inches in either length or width.
4. The fire escape shall be protected with a roof and at least partial sidewalls to prevent the accumulation of snow and ice.
5. The bottom riser shall terminate at ground level, with the last riser not more than the spacing of the riser above.
6. A tubular or spiral slide−type fire escape shall not be permitted.
(g) **Housing blind, nonambulatory, or handicapped residents.** In an existing facility of 2 or more stories which is not of at least two–hour fire–resistive construction, blind, nonambulatory, or physically handicapped residents shall not be housed above the street level floor unless the facility is either of one–hour protected noncombustible construction (as defined in national fire protection standard 220), fully sprinklered one–hour protected ordinary construction, or fully sprinklered one–hour protected woodframe construction.

(h) **Storage of oxygen.** Oxygen tanks, when not in use, shall be stored in a ventilated closet designated for that purpose or stored outside the building of the home in an enclosed secured area.

(6) **SPRINKLERS FOR FIRE PROTECTION.**

(a) **Facilities licensed prior to December 1, 1974.** Unless all walls, partitions, piers, columns, floors, ceilings, roofs and stairs are built of noncombustible material, and all metallic structural members are protected by a noncombustible fire–resistive covering, facilities licensed prior to December 1, 1974 shall have automatic sprinkler protection throughout all buildings.

(b) **Facilities licensed on or after December 1, 1974.** Except for the following, all facilities licensed on or after December 1, 1974 shall have automatic sprinkler protection throughout all buildings.

1. In the event of an addition to, or remodeling of, a facility licensed prior to December 1, 1974, the entire facility shall have automatic sprinkler protection throughout unless there is a 2–hour fire–rated partition wall between the old and new construction, in which case only the new or remodeled area shall be sprinklered.

2. In the event of the conversion of a portion of a recognized inpatient care facility in operation prior to December 1, 1974 to a facility licensed under this chapter, the facility shall have automatic sprinkler protection throughout unless there is a 2–hour fire–rated partition wall separating the portion of the facility licensed under this chapter from the rest of the building, in which case only the portion of the facility licensed under this chapter shall be sprinklered.

(7) **MECHANICAL SYSTEMS.**

(a) **Water supply.**

1. A potable water supply shall be maintained at all times. If a public water supply is available, it shall be used. If a public water supply is not available, the well or wells shall comply with ch. NR 812.

2. An adequate supply of hot water shall be available at all times. The temperature of hot water at plumbing fixtures used by residents may not exceed the range of 110–115º F.

(b) **Sewage disposal.** All sewage shall be discharged into a municipal sewage system if available. Otherwise, the sewage shall be collected, treated, and disposed of by means of an independent sewage system approved under applicable state law and the local authority.

(c) **Plumbing.** The plumbing for potable water and drainage for the disposal of excreta, infectious discharge, and wastes shall comply with applicable state plumbing standards.

(d) **Heating and air conditioning.**

1. The heating and air conditioning systems shall be capable of maintaining adequate temperatures and providing freedom from drafts.

2. A minimum temperature of 72º F. (22º C.) shall be maintained during the day and at least 70º F. (21º C.) during the night in all bedrooms and in all other areas used by residents.

(e) **Incineration.**

1. Facilities for the incineration of soiled dressings and similar wastes, as well as garbage and refuse, shall be provided when other methods of disposal are not available.

2. An incinerator shall not be flue fed nor shall any upper floor charging chute be connected with the combustion chamber.

(f) **Telephone.** There shall be at least one operational non–pay telephone on the premises and as many additional telephones as are deemed necessary in an emergency or required by s. HFS 132.84 (3).

(g) **General lighting.**

1. Adequate lighting shall be provided in all areas of the facility. Lighting shall be of a type that does not produce discomfort due to high brightness, glare or reflecting surface. No candles, oil lanterns, or other open flame method of illumination may be used.

2. Period C facilities shall have night lighting.
Ventilation. 1. The facility shall be well-ventilated through the use of windows, mechanical ventilation, or a combination of both. Rooms and areas which do not have outside windows and which are used by residents or personnel shall be provided with functioning mechanical ventilation to change the air on a basis commensurate with the type of occupancy.
2. All inside bathrooms and toilet rooms shall have mechanical ventilation to the outside.
3. In period A facilities, kitchens, bathrooms, utility rooms, janitor closets, and soiled linen rooms shall be ventilated.
4. In period B facilities, when mechanical ventilation is provided, the corridors, solaria, dining, living, and recreation areas shall be under positive pressure.
5. In period C facilities:
   a. Mechanical ventilation shall be provided to the resident area corridors, solaria, dining, living and recreation areas, and nursing station. These areas shall be under positive pressure.
   b. All rooms in which food is stored, prepared or served, or in which utensils are washed shall be well-ventilated. Refrigerated storage rooms need not be ventilated.

Elevators. 1. In period B facilities, at least one elevator shall be provided when residents’ beds are located on one or more floors above or below the dining or service floor. The platform size of the elevator shall be large enough to hold a resident bed and attendant.
2. In period C facilities, at least one elevator shall be provided in the facility if resident beds or activities are located on more than one floor. The platform size of the elevator shall be large enough to hold a resident bed and an attendant.

Electrical. 1. In all facilities, nonconductive wall plates shall be provided where the system is not properly grounded.
2. In period B and C facilities:
   a. At least one duplex-type outlet shall be provided for every resident’s bed; and
   b. Silent-type wall switches shall be provided.
3. In new construction begun after the effective date of this chapter, at least 2 duplex-type outlets shall be provided for each bed.

History: Cr. Register, July, 1982, No. 319, eff. 8-1-82; am. (3) (c) 1., (5) (e) and (f) (intro), (6) (b), (7) (a), (f), (g) 1., (j) 2., Register, January, 1987, No. 373, eff. 2-1-87; emerg. am. (6) (a), r. and recr. (6) (b), eff. 7-1-94; am. (6) (a), r. and recr. (6) (b), Register, January, 1995, No. 469, eff. 2-1-95; CR 04-053: am. (4) and (7)

(a) 2., r. (5) (b), (c) and (d), Register October 2004 No. 586, eff. 11-1-04.

HFS 132.84 Design. (1) RESIDENTS’ ROOMS. (a) Assignment of residents. Sexes shall be separated by means of separate wings, floors, or rooms, except in accordance with s. HFS 132.31 (1) (f) 1.

(b) Location. No bedroom housing a resident shall:
1. Open directly to a kitchen or laundry;
2. Be located so that a person must pass through another resident’s bedroom, a toilet room or a bathroom to gain access to any other part of the facility; or
3. Be located so that a person must pass through a kitchen or laundry to gain access to the resident’s room or other part of the facility.

(c) Access to corridor and outside. Each bedroom shall have direct access to a corridor and outside exposure with the floor at or above grade level.

(d) Size. 1. The minimum floor area per bed shall be 100 square feet in single rooms and 80 square feet per bed in multiple bedrooms, exclusive of vestibule, closets, built-in vanity and wardrobe, toilet rooms and built-in lockers. The department may waive this requirement in individual cases where the facility has demonstrated in writing that such variations are in accordance with the particular needs of the residents and will not adversely affect their health and safety.
2. In period C facilities, resident rooms shall be large enough to permit the sides and feet of all beds to be not less than 2 feet from the nearest walls.
3. a. In period A facilities, ceilings shall be at least 7 feet in height.
b. In period B and C facilities, ceilings shall be at least 8 feet in height.
(e) Windows. In period B and C facilities, the bottom sill of windows in bedrooms shall be no more than 3 feet from the floor.
(f) Bed capacity. No rooms shall house more than 4 beds.
(g) Bed arrangement. The beds shall be arranged so that the beds shall be at least 3 feet apart and a clear aisle space of at least 3 feet from the entrance to the room to each bed shall be provided.
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(h) Closet space. A closet or locker shall be provided for each resident in each bedroom. Closets or lockers shall afford a space of not less than 15 inches wide by 18 inches deep by 5 feet in height for each resident bed.
(i) Cubicle curtains. 1. In period A and B facilities, each bed in a multiple−bed room shall have a flameproof cubicle curtain or an equivalent divider that will assure resident privacy. 2. In period C facilities, each bed in a multiple−bed room shall be provided with a flameproof cubicle curtain to enclose each bed and to assure privacy.
(j) Room identification. Each bedroom shall be identified with a unique number placed on or near the door.
(k) Design and proximity to baths. Residents’ bedrooms shall be designed and equipped for adequate nursing care and the comfort and privacy of residents. Each bedroom shall have or shall be conveniently located near adequate toilet and bathing facilities.
2 TOILET AND BATHING FACILITIES. (a) General. All lavatories required by this subsection shall have hot and cold running water. Toilets shall be water flushed and equipped with open front seats without lids.
(b) Employee and family facilities. Toilets, baths, and lavatories for use by employees or family members shall be separate from those used by residents.
(c) Grab bars. Firmly secured grab bars shall be installed in every toilet and bathing compartment used by residents.
(d) Wheelchair facilities. 1. On floors housing residents who use wheelchairs, there shall be at least one toilet room large enough to accommodate wheelchairs. 2. In all facilities licensed for skilled care, a bathtub or shower room large enough to accommodate a wheelchair and attendant shall be provided.
Note: Requirements for wheelchair access to public toilets are contained in ch. Comm 62.
(e) Period A and B. In period A and B facilities:
1. Separate toilet and bath facilities shall be provided for male and female residents in at least the following number:
a. One toilet and one lavatory for every 8 female residents;
b. One toilet and one lavatory for every 8 male residents. One urinal may be substituted for one toilet for every 24 male residents;
c. In period A facilities, one tub or shower for every 20 residents; and
(d. In period B facilities, one tub or shower for every 20 female residents and one for every 20 male residents.
2. Toilet and bath facilities shall be located on the floors of the residents to be served, and shall be separated in such a manner that they can be used independently and afford privacy.
(f) Period C. In period C facilities:
1. Toilet facilities shall be provided in conjunction with each resident's room, with not more than 2 residents’ rooms, and not more than 4 beds per toilet room.
2. One toilet and one lavatory for not more than 4 residents shall be provided and separate facilities shall be provided for each sex.
3. One tub or shower for every 20 residents of each sex shall be provided. The bath or shower shall be located on the same floor as the residents served. Facilities for showering with a wheeled shower chair shall be provided.
4. Every tub, shower, or toilet shall be separated in such a manner that it can be used independently and afford privacy.
5. On floors where wheelchair residents are cared for, there shall be a toilet room large enough to accommodate a wheelchair and attendant.

(g) The requirement in pars. (e) and (f) of separate facilities for male and female residents is not applicable to facilities used by married couples sharing a room, if the facilities are not used by other residents.

(3) STAFF WORK STATIONS AND OTHER REQUIRED FACILITIES. Each resident living area shall have all of the following:
(a) A staff work station whose location allows staff to provide services to all living areas, resident bedrooms and resident use spaces. The facility shall contain adequate storage space for records and charts and shall contain a desk or work counter for staff, a functional telephone for emergency calls and a resident communication system as required under sub. (4). Staff work stations shall be located to meet the needs of the resident population being served.
(b) Space for storage of linen, equipment and supplies, unless a central space for storage is provided.
(c) 1. Except as provided in subds. 2. and 3., a well−lit, secure medicine preparation, storage and handling room or area available to each staff work station with a work counter, refrigerator, sink with hot and cold running water, and a medicine storage cabinet with lock or space for drug carts. The room shall be mechanically ventilated.

2. In period A nursing homes, a well−lit medicine preparation, storage and handling area equipped with a sink and hot and cold running water may continue to be used. Mechanical ventilation is not required.

3. In period B nursing homes, cart storage space and mechanical ventilation within the medicine preparation room are not required.
(d) 1. Except as provided in subds. 2., 3. and 4., a soiled utility room central to each resident sleeping room wing or module that is equipped with a flush−rim siphon jet service sink, a facility for sanitizing bedpans, urinals, emesis basins, thermometers and related nursing care equipment, appropriate cabinet and counter space, and sink with hot and cold running water. The room shall be mechanically ventilated and under negative pressure.

2. Period A nursing homes shall have a utility room that shall be located, designed and equipped to provide areas for the separate handling of clean and soiled linen, equipment, and supplies.

3. Period B nursing homes shall have a ventilated utility room with a flush−rim service sink.
4. Central location of soiled utility rooms is not required in existing nursing homes.
(e) 1. Except as provided in subd. 2., a clean utility area or room central to each resident sleeping room wing or module that is equipped with a sink with hot and cold running water, counter, and cabinets for storage of clean utensils and equipment.

2. Period A and B nursing homes shall have a utility room located, designed and equipped to provide areas for the separate handling of clean and soiled linen, equipment and supplies.
(f) Period C nursing homes shall have staff toilet and hand−washing facilities separate from those used by residents.

(g) Period C nursing homes shall have a nourishment station with sink, hot and cold running water, refrigerator and storage for serving between−meal nourishment if a kitchen is not open at all times. Nourishment stations may serve more than one nursing area but not more than a single floor.
(4) RESIDENT AND STAFF COMMUNICATION. (a) Except as provided in pars. (b) and (c), the
nursing home shall have a department− approved resident and staff communication system
comprised of components listed by an independent testing laboratory to permit each resident to
activate the call from resident rooms, toilet area, bathing areas, and activity areas. Nurse calls shall
be visible from corridor or access aisles within each resident living area and an audible sounder
shall annunciate upon failure of staff response. The communication signal emanating from the
bath, bath and shower areas shall be that of a distinctive emergency call. The activation device
shall be reachable by the residents from each toilet, bath or shower location.

Note: Underwriter’s Laboratory (UL) is an example of an independent testing laboratory.
(b) Nursing homes in existence November 1, 2004, may continue using a nurse call system that
registers calls from each resident bed, resident toilet room and each tub and shower area. In
addition, in period B and C nursing homes, the resident staff signal may register in the corridor
directly outside the room and at the staff work station.
(c) In all nursing homes in existence November 1, 2004, the nursing home may retain use of
non−source signal canceling equipment until any remodeling is undertaken within the smoke
compartment where the equipment is located.
(d) Communication systems shall be functioning at all times.
(5) DINING, RECREATION AND ACTIVITY AREAS. (a) Multipurpose space. The facility shall provide
one or more appropriately furnished multipurpose areas of adequate size for dining and for
diversional and social activities of residents.
(b) Lounge. At least one dayroom or lounge, centrally located, shall be provided for use of the
residents.
(c) Size of dining rooms. Dining rooms shall be of sufficient size to seat all residents at no more than
2 shifts. Dining tables and chairs shall be provided. TV trays or portable card tables shall not be
used as dining tables.
(d) Space. If a multipurpose room is used for dining and diversional and social activities of
residents, there shall be sufficient space to accommodate all activities and minimize their
interference with each other.
(e) Total area. 1. In period A and B facilities, the combined floor space of dining, recreation, and
activity areas shall not be less than 15 square feet per bed. Solaria and lobby sitting space may be
included, but shall not include required exit paths. Required exit paths in these areas shall be at
least 4 feet wide.
2. In period C facilities, the combined floor space of dining, recreation, and activity areas shall not
be less than 25 square feet per bed. Solaria and lobby sitting areas, exclusive of traffic areas, shall be
categorized as living room space.
(6) FOOD SERVICE. (a) General. The facility shall have a kitchen or dietary area which shall be
adequate to meet food service needs and shall be arranged and equipped for the refrigeration,
storage, preparation, and serving of food, as well as for dish and utensil cleaning and refuse storage
and removal. Dietary areas shall comply with the local health or food handling codes. Food
preparation space shall be arranged for the separation of functions and shall be located to permit
efficient services to residents and shall not be used for nondietary functions.
(b) Period A. In period A facilities:
1. ‘Location.’ The kitchen shall be located on the premises or a satisfactory sanitary method of
transportation of food shall be provided.
2. ‘Proximity.’ Kitchen or food preparation areas shall not open into resident rooms, toilet rooms, or
laundry.
3. ‘Handwashing.’ Adequate and convenient handwashing facilities shall be provided for use by food
handlers, including hot and cold running water, soap, and sanitary towels. Use of a common towel is
prohibited.
4. 'Sink.' At least a 2-compartment sink for manual dishwashing shall be provided in kitchens or dishwashing areas. A minimum three-compartment sink shall be provided for replacement.
5. 'Sanitation.' Rooms subject to sewage or wastewater backflow or to condensation or leakage from overhead water or waste lines shall not be used for storage or food preparation unless provided with acceptable protection from such contamination.

(c) Period B. In period B facilities:
1. 'Traffic.' Only traffic incidental to the receiving, preparation, and serving of food and drink shall be permitted.
2. 'Proximity.' Toilet facilities shall not open directly into the kitchen.
3. 'Storage.' Food day-storage space shall be provided adjacent to the kitchen.
4. 'Lavatory.' A separate handwashing lavatory with soap dispenser, single service towel dispenser, or other approved hand drying facility shall be located in the kitchen.
5. 'Dishwashing area.' A separate dishwashing area, preferably a separate room, shall be provided.
6. 'Sanitation.' Rooms subject to sewage or wastewater backflow or to condensation or leakage from overhead water or waste lines shall not be used for storage or food preparation unless provided with acceptable protection from such contamination.

(d) Period C. In period C facilities:
1. 'Kitchen and dietary.' Kitchen and dietary facilities shall be provided to meet food service needs and arranged and equipped for proper refrigeration, heating, storage, preparation, and serving of food. Adequate space shall be provided for proper refuse handling and washing of waste receptacles, and for storage of cleaning compounds.
2. 'Traffic.' Only traffic incidental to the receiving, preparation and serving of food and drink shall be permitted.
3. 'Toilets.' No toilet facilities may open directly into the kitchen.
4. 'Food storage.' Food day-storage space shall be provided adjacent to the kitchen and shall be ventilated to the outside.
5. 'Handwashing.' A separate handwashing sink with soap dispenser, single service towel dispenser, or other approved hand drying facility shall be located in the kitchen.
6. 'Dishwashing.' A separate dishwashing area, preferably a separate room, with mechanical ventilation shall be provided.
7. 'Sink.' At least a 3-compartment sink shall be provided for washing, rinsing and sanitizing utensils, with adequate drainboards at each end. In addition, a single-compartment sink located adjacent to the soiled utensil drainboard shall be available for prewashing. The additional sink may also be used for liquid waste disposal. The size of each sink compartment shall be adequate to permit immersion of at least 50% of the largest utensil used. In lieu of the additional sink for prewashing, a well-type garbage disposal with overhead spray wash may be provided.
8. 'Mechanical dishwashers.' Mechanical dishwashers and utensil washers, where provided, shall meet the requirements of the current approved list from the national sanitation foundation or equivalent with approval of the department.

Note: Copies of the National Sanitation Foundation's “Listing of Food Service Equipment” are kept on file and may be consulted in the department and in the offices of the secretary of state and the revisor of statutes.
9. 'Temperature.' Temperature gauges shall be located in the wash compartment of all mechanical dishwashers and in the rinse water line at the machine of a spray-type mechanical dishwasher or in the rinse water tank of an immersion-type dishwasher. The temperature gauges shall be readily visible, fast-acting and accurate to plus or minus 2º F. or oneº C.
10. 'Fire extinguishers.' Approved automatic fire extinguishing equipment shall be provided in hoods and attached ducts above all food cooking equipment.
11. 'Walls.' The walls shall be of plaster or equivalent material with smooth, light-colored, nonabsorbent, and washable surfaces.
12. ‘Ceiling.’ The ceiling shall be of plaster or equivalent material with smooth, light−colored, nonabsorbent, washable surfaces.

13. ‘Floors.’ The floors of all rooms, except the eating areas of dining rooms, in which food or drink is stored, prepared, or served, or in which utensils are washed, shall be of such construction as to be nonabsorbent and easily cleaned.

14. ‘Screens.’ All room openings to the out−of−doors shall be effectively screened. Screen doors shall be self−closing.

15. ‘Lighting.’ All rooms in which food or drink is stored or prepared or in which utensils are washed shall be well−lighted.

16. ‘Sewage contamination.’ Rooms subject to sewage or waste water backflow or to condensation or leakage from overhead water or waste lines shall not be used for storage or food preparation unless provided with acceptable protection from such contamination.

(7) STORAGE. (a) Resident’s storage. In period B and C facilities, one or more central storage spaces shall be provided in the facility building for the storing of residents’ possessions such as trunks, luggage, and off−season clothing. The storage space shall total at least 50 cubic feet per resident bed.

(b) General storage. A general storage area shall be provided for supplies, equipment, and wheelchairs. Period C facilities shall have such storage space on each nursing unit.

(c) Linen. 1. Period B facilities shall provide a linen closet or cabinet for each floor or wing. 2. Period C facilities shall provide a linen storage space or cabinet for each nursing unit.

(8) FAMILY AND EMPLOYEE LIVING QUARTERS. Any family and employee living quarters shall be separate from the residents’ area.

(9) EMPLOYEE FACILITIES. (a) In period A and B facilities, space shall be provided for employee wraps, purses, and other personal belongings when on duty, but this space shall not be located in food preparation, food storage or utensil washing areas, or in residents’ rooms.

(b) In period C facilities, the following shall be provided for employees, and shall not be located in food preparation, food storage, utensil washing areas, or in resident’s rooms:

1. A room or rooms for employee wraps, with lockers for purses and other personal belongings when on duty;
2. Handwashing lavatories with soap dispenser, single−service towel dispenser, or other approved hand drying equipment; and
3. Toilet facilities separate from those used by residents.

(10) JANITOR FACILITIES. (a) Period B facilities shall have a ventilated janitor closet on each floor equipped with hot and cold running water and a service sink or receptor.

(b) Period C facilities shall have a mechanically ventilated janitor closet of adequate size on each floor and in the food service area, equipped with hot and cold running water and a service sink or receptor.

(11) LAUNDRY FACILITIES. (a) Facilities. A laundry room shall be provided unless commercial laundry facilities are used. Laundry facilities shall be located in areas separate from resident units and shall be provided with necessary washing, drying, and ironing equipment.

(b) Work room. When commercial laundries are used, a room for sorting, processing, and storing soiled linen shall be provided and shall have mechanical exhaust ventilation.

(c) Period C. In addition to the requirements of pars. (a) and (b), period C facilities shall have:

1. A soiled linen sorting room separate from the laundry, which shall be mechanically ventilated and under negative pressure.
2. A lavatory with both hot and cold running water, soap, and individual towels in the laundry area.

(12) ISOLATION ROOM. (a) Period B. Period B facilities shall have available a room with handwashing facilities for the temporary isolation of a resident.
(b) *Period C.* For every 100 beds or fraction thereof, period C facilities shall have available one separate single room, equipped with separate toilet, handwashing, and bathing facilities, for the temporary isolation of a resident. The isolation room bed shall be considered part of the licensed bed capacity of the facility.

**13** ROOMS FOR OTHER SERVICES IN PERIOD C FACILITIES. (a) **Requirement.** Period C facilities which are licensed for skilled care shall have at least one room available for examinations, treatments, dental services, and other therapeutic procedures needed by residents.

(b) **Equipment.** The examination room shall be of sufficient size and shall be equipped to provide for resident needs.

(c) **Rooms for rehabilitative services.** Rooms for rehabilitative services shall be of sufficient size to accommodate necessary equipment and facilitate the movement of disabled residents. Lavatories and toilets designed for use by wheelchair residents shall be provided in these rooms.

**14** ADMINISTRATION AND ACTIVITY AREAS. In period C facilities:

(a) *Administration and resident activity areas.* Administration and resident activities areas shall be provided. The sizes of the various areas will depend upon the requirements of the facility. Some functions allotted separate spaces or rooms under par. (b) may be combined, provided that the resulting plan will not compromise acceptable standards of safety, medical and nursing practices, and the social needs of residents.

(b) Administration department areas shall include:
   1. Business office;
   2. Lobby and information center;
   3. Office of administrator;
   4. Admitting and medical records area;
   5. Public and staff toilet room;
   6. Office of director of nurses; and
   7. Inservice training area.

(c) Resident activities areas shall include:
   1. Occupational therapy;
   2. Physical therapy;
   3. Activity area; and
   4. Beauty and barber shop.

**15** MIXED OCCUPANCY. Rooms or areas within the facility may be used for occupancy by individuals other than residents and facility staff if the following conditions are met:

(a) The use of these rooms does not interfere with the services provided to the residents; and

(b) The administrator takes reasonable steps to ensure that the health, safety and rights of the residents are protected.

**16** LOCATION AND SITE. For period C facilities:

(a) *Zoning.* The site shall adhere to local zoning regulations.

(b) *Outdoor areas.* A minimum of 15 square feet per resident bed shall be provided for outdoor recreation area, exclusive of driveways and parking area.

(c) *Parking.* Space for off-street parking for staff and visitors shall be provided.

**17** SUBMISSION OF PLANS AND SPECIFICATIONS. For all new construction:

(a) One copy of schematic and preliminary plans shall be submitted to the department for review and approval of the functional layout.

(b) One copy of working plans and specifications shall be submitted to and approved by the department before construction is begun. The department shall notify the facility in writing of any divergence in the plans and specifications, as submitted, from the prevailing rules.

(c) The plans specified in pars. (a) and (b) shall show the general arrangement of the buildings, including a room schedule and fixed equipment for each room and a listing of room numbers, together with other pertinent information. Plans submitted shall be drawn to scale.
(d) Any changes in the approved working plans affecting the application of the requirements herein established shall be shown on the approved working plans and shall be submitted to the department for approval before construction is undertaken. The department shall notify the facility in writing of any divergence in the plans and specifications, as submitted, from the prevailing rules. 
(e) If on-site construction above the foundation is not started within 6 months of the date of approval of the working plans and specifications under par. (b), the approval shall be void and the plans and specifications shall be resubmitted for reconsideration of approval.
(f) If there are no divergences from the prevailing rules, the department shall provide the facility with written approval of the plans as submitted.

History: Cr. Register, July, 1982, No. 319, eff. 8–1–82; am. (3) (b) 2. and (13) (c), renum. (15) and (16) to be (16) and (17), cr. (15), Register, January, 1987, No. 373, eff. 2–1–87; am. (1) (b) 2., (2) (e) 1. c. and (5) (a); CR 04–053: r. and recr. (3) and (4) and am. (6) (d) 12. Register October 2004 No. 586, eff. 11–1–04.

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Section 6. Physical Environment.
(a) The building(s) of the Nursing Care Facility shall be constructed, arranged and maintained to ensure the health and welfare of all residents.
(i) An employee shall be designated responsible for services and for the establishment of policies and procedures in each of the following areas:
(A) Plant maintenance;
(B) Laundry operations; and
(C) General housekeeping.
(ii) There shall be written rules and regulations governing the handling and storing of oxygen, and maintenance of oxygen equipment. Only labeled Medical Grade USP Oxygen shall be used.
(iii) Approved incineration facilities shall be provided and maintained or other approved procedures shall be used for disposal of resident wastes, as well as sanitary disposal of all other wastes.
(A) These facilities, location and methods shall be in accordance with recommendations of the Centers for Disease Control and Prevention, the National Institutes of Health and in compliance with air pollution standards.
(iv) Shower/bath and resident lavatories shall be set to provide water of a temperature not to exceed 110 degrees Fahrenheit.
(v) The water source of an emergency potable supply shall be identified and shall be sufficient in volume to meet facility needs.
(b) Sanitary Environment. The Nursing Care Facility shall establish policies and procedures for investigating, controlling and preventing infections.
(i) Policies, procedures, and techniques shall be regularly reviewed, particularly those concerning food service, laundry practices, and the disposal of environmental and resident wastes.
(ii) A facility policy shall be developed for reporting and monitoring employees with an infection that could be transmitted through usual job duties to residents, their food or laundry.
(iii) The facility shall report the required diseases/conditions to the Wyoming Department of Health, Epidemiology Unit as per W.S. §35-4-107. In addition, those conditions classified as nosocomial where two (2) or more persons, either residents or employees, are affected shall be reported immediately to the State Health Officer, the County Health Officer, and the Licensing Division. The Nursing Care Facility Administrator or his/her designated representative shall furnish all available pertinent information related to such disease or condition to the Licensing Division.
(iv) Inservice education shall be provided for all employees. This shall include the practice of aseptic techniques, such as: handwashing/universal precautions, proper grooming, masking and gowning procedures (for isolation), disinfection and sterilizing techniques, and the handling and storage of resident care equipment and supplies plus decontamination methods.
(A) Continuing education shall be provided to all employees on the cause, effect, transmission, prevention and elimination of infections.
(v) Animals, birds, and other pets shall be allowed in the Nursing Care Facility with the approval of the resident council and:
(A) The pet has had an examination prior to entering the Nursing Care Facility and annually thereafter, or more frequently if required by the pet’s health condition;
(B) The pet's vaccinations are current;
(C) The pet is not allowed in the residents’ dining room during dining hours or in any food preparation area; and,
(D) Someone must be designated as the primary caretaker of the pet, other than a resident of the facility.
(E) Aquariums and enclosed aviaries are excluded from the above requirements provided they are properly secured and are maintained in an approved sanitary manner. Aquariums must be protected to prevent spillage or breakage.
(vi) Humidifiers and all oxygen equipment shall be maintained according to the manufacturer’s recommendations and acceptable standards of practice.
(c) Dietary Facilities. Food shall be stored, prepared, distributed, and served under proper sanitary conditions.
(i) Non-dietary personnel shall be excluded from the dietary area and the traffic pattern shall be strictly controlled;
(ii) Employees shall not eat or use tobacco products in any food preparation area;
(iii) A written policy shall be developed and adhered to for the cleaning and sanitizing of all ice machines; and
(iv) Equipment and work areas shall be clean and orderly. Effective procedures for cleaning all equipment and work areas shall be followed consistently to safeguard residents' health.
(d) Laundry.
(i) All soiled linens shall be transported in closed bags. Isolation linen shall be handled according to current acceptable standards of practice.
(ii) There shall be separate carts (with a positive designation) or methods for transportation of clean and soiled linen. Carts for clean linen transport shall be labeled, cleaned and sanitized daily prior to such usage.
(e) General Facilities.
(i) Sewage disposal, when not on a municipal system, shall be approved by the Wyoming Department of Environmental Quality.
(ii) Water supply, when not on a municipal system, shall be approved by the Wyoming Department of Environmental Quality.
(iii) Measures shall be taken to prevent and control insects, rodents and other environmental hazards affecting the residents and the premises.
(a) Housekeeping and Maintenance Services. Sufficient numbers of adequately trained housekeeping and maintenance personnel shall be available to maintain the interior and exterior of the facility in a safe, clean, orderly and attractive manner.
(i) Personnel shall follow approved practices and procedures and use approved products.
(ii) The facility shall be free from offensive odors, accumulations of dirt, rubbish, and dust.
(iii) Janitor closets shall be kept locked.
(iv) Floors shall be cleaned regularly by approved methods.
(A) Polishes on floors shall provide a nonslip finish; throw or scatter rugs shall be prohibited, unless they have been tested by the facility and found to be non-skid, and are safe for resident use.
(B) Household straw brooms shall be used only at entrances and exits of the building.
(C) Cleaning procedures shall include frequent water changes and the use of an approved chemical disinfectant for medical facilities.
(v) Deodorizers or aerosol air fresheners shall not be used except in extraordinary circumstances. Routine usage of these items shall be prohibited to cover up poor cleaning practices.
(vi) The grounds shall be kept free from refuse and litter. Areas around buildings, sidewalks, gardens and patios shall be kept clear of dense undergrowth.
(b) Linens. The facility shall have available at all times, a quantity of linens essential for the proper care and comfort of residents.
(i) Clean linens and clothing shall be stored in clean, dry, dust-free areas.
(ii) Soiled linens shall be stored in separate well-ventilated areas, and shall not be permitted to accumulate in the facility. Soiled linens and clothing shall be stored separately from non-soiled articles in suitable bags or containers.
(iii) Soiled linens shall not be sorted, laundered, rinsed, or stored in bathrooms, resident rooms, kitchens, food storage areas or general storage areas.
(iv) If linens are commercially laundered, approved methods shall be used by such laundry. Approved methods shall include controlled temperatures, rinse cycles, souring processes, ironing, and protection of the processed linens. Proof of this compliance shall be provided upon request by the Licensing Division.
(A) All linens shall be totally laundered in accordance with the recommendations of the National Institute of Laundering. (Permanent press linens shall be subjected to all requirements as listed in (iv).
(v) Resident clothing shall not be laundered with the facility’s linen.