Resident Bedroom

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).

420.3.3.6 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.
**420.3.10.2 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.

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

**420.3.10.2.2** 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.

**420.3.11** 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.

**420.3.16** 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 (0.78 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.

**420.3.11.6** 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.

**420.3.23.1** 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.

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:

   (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;

**Toilet Area**

**420.3.13** 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 420.3.10.2 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.

420.3.11.8 Grab bars, 1 1/2 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 1 1/2 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]

New Construction: Room and Bath

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.
420.3.3.5 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.

420.3.3.12 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.

Summary: Square Footage; Minimum Furnishings Specified; Bed Size Minimum; Institutional Design Model; Household Design Model; Bed Spacing; Windows; Access to Toilet and Handwashing Rooms; Room Capacity (New Construction); Storage; Door Functioning; Grab Bars