

## 120 EXISTING BUILDINGS

These standards must be applied to all currently licensed health care facilities. Any minor alterations, repairs, and maintenance must meet these standards. In the event of a change in ownership of a facility, the entire facility must meet these standards prior to issuance of a new license.(3-17-22)

01.Codes and Standards. Construction features of all existing facilities must be in accordance with applicable local, state, national codes, standards, and regulations in effect at the time of adoption of these rules.(3-17-22)

a.In the event of a conflict of requirement between the codes, the most restrictive apply.(3-17-22)

b.In addition, existing facilities are to comply with applicable fire and life safety codes and standards as set forth in Section 106.(3-17-22)

02.Site Requirements. The location of an existing facility must meet the following criteria: (3-17-22)

a.It must be served by an all-weather road, kept open to motor vehicles at all times of the year.(3-17-22)

b.It must be accessible to physician and medical services.(3-17-22)

c.It must be remote from railroads, factories, airports and similar noise, odor, smoke, dust and other nuisances.(3-17-22)

d.It must be accessible to public utilities.(3-17-22)

e.It must be in a lawfully constituted fire district.(3-17-22)

f.It must provide off-street motor vehicle parking at the rate of one (1) space for every three (3) licensed beds.(3-17-22)

03.General Building Requirements. An existing facility must be of such character to be suitable for use as a facility. The facility is subject to approval by the Department. Other requirements are as follows:(3-17-22)

a.That the building and all equipment are in good repair.(3-17-22)

b.That handrails of sturdy construction are provided on both sides of all corridors used by residents.(3-17-22)

c.That no facility is maintained in an apartment house or other multiple dwelling.(3-17-22)

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d.That roomers or boarders are not accepted for lodging in any facility.(3-17-22)

04.Resident/Staff Communication. Requirements governing communication must be as follows:(3-17-22)

a.That each building has a telephone for resident use so located as to provide wheelchair access for personal, private telephone communications. A telephone with amplifying equipment is available for the hearing impaired.(3-17-22)

b. That a staff calling system is installed at each resident bed and in each resident toilet, bath, and shower room. The staff call in the toilet, bath, or shower room must be an emergency call. All calls are to register at the staff station and actuate a visible signal in the corridor at the resident's door. The activating mechanism within the resident's sleeping room is to be located as readily accessible to the resident at all times. (3-17-22)

a. That each resident room is an outside room. (3-17-22)

b. That not more than four (4) residents can be housed in any multi-bed sleeping room. (3-17-22)

c. That every resident sleeping room is provided with a window as follows: (3-17-22)

i. Equal to at least one-eighth ( $1/8$ ) of the floor area. (3-17-22)

ii. Openable to obtain fresh air. (3-17-22)

iii. Provided with curtains, drapes, or shades. (3-17-22)

iv. Located to permit the resident a view from a sitting position. (3-17-22)

v. Has screens. (3-17-22)

d. No resident room can be located: (3-17-22)

i. In such a way that its outside walls are below grade. (3-17-22)

ii. In an attic, trailer house or in any room other than an approved room. (3-17-22)

iv. So it opens into any room in which food is prepared or stored. (3-17-22)

e. That resident rooms are a sufficient size to allow no less than eighty (80) square feet of usable floor space per resident in multiple-bed rooms. Private rooms will have no less than one hundred (100) square feet of usable floor space. (3-17-22)

f. That resident beds are not placed in hallways or in any location commonly used for other than bedroom purposes. (3-17-22)

g. That rooms have dimensions that allow no less than three (3) feet between beds and two (2) feet of space between the bed and side wall. (3-17-22)

h. That ceiling heights in resident rooms are a minimum of seven (7) feet, six (6) inches. (3-17-22)

i. That closet space in each sleeping room is twenty (20) inches by twenty-two (22) inches per

resident. Common closets utilized by two (2) or more residents are provided with substantial dividers for separation of each resident's clothing for prevention of cross contamination. All closets are equipped with doors. Freestanding closets will be deducted from the square footage in the sleeping room.(3-17-22)

j.That every health care facility provides a living room or recreation room for the sole use of the residents. Under no circumstances may these rooms be used as bedrooms by residents or personnel. A hall or entry is not acceptable as a living room or recreation room.(3-17-22)

k.That all resident rooms are numbered and all other rooms numbered or identified as to purpose.(3-17-22)

l.That a drinking fountain is connected to cold running water, is accessible to both wheelchair and non-wheelchair residents, and located in each nursing or staff unit.(3-17-22)

m.That residents of the opposite sex are not housed in the same bedroom or ward, except in cases of husband and wife.(3-17-22)

n.That gardens, yards, or portions of yards are secure for outdoor use by all residents and bounded by a substantial enclosure if intended for unsupervised use by residents who may wander away from the facility.(3-17-22)

o.That toilet rooms, tub/shower rooms, and handwashing facilities are constructed as follows:(3-17-22)

i.Toilet rooms and bathrooms for residents and personnel are not to open directly into any room in which food, drink, or utensils are handled or stored.(3-17-22)

ii.Toilet and bathroom are separated from all other rooms by solid walls or partitions.(3-17-22)

iii.On floors where wheelchair residents are housed, there is at least one (1) toilet and one (1) bathing facility large enough to accommodate wheelchairs.(3-17-22)

iv.All inside bathrooms and toilet rooms have forced ventilation to the outside.(3-17-22)

v.Toilet rooms for resident use are arranged that it is not necessary for an individual to pass through or into another resident's room to reach the toilet facilities.(3-17-22)

vi.Handrails and/or grab bars are provided in resident toilet rooms and bathrooms and are located so as to be functionally adequate.(3-17-22)

vii.Each resident floor or nursing unit has 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 are connected to hot and cold running water.(3-17-22)

06.Dining/Recreation Facilities. Facilities must provide one (1) or more attractively furnished, multipurpose areas for dining/recreation purposes that meets the following requirements:(3-17-22)

a.A minimum of twenty-five (25) square feet per licensed bed is to 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.(3-17-22)

b.It is for the sole use of the residents, and a hall or entry is not acceptable.(3-17-22)

07.Isolation Units (Temporary). Each health care facility must have available a room with private toilet, lavatory, and other accessory facilities for temporary isolation of a resident with a communicable or infectious

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disease.(3-17-22)

08.Utility Areas. A utility room with a separate entrance and physically partitioned from any toilet and/or bathing facility must be provided for the preparation, cleansing, sterilization, and storing of nursing supplies and equipment. A utility room must be provided on each floor in each nursing or staff unit of the facility. Provisions must be made for the separation of clean and soiled activities. Food and/or ice must not be stored or handled in a utility room. Soiled utility rooms must be provided with forced mechanical ventilation to the outside.(3-17-22)

a.General storage at the rate of ten (10) square feet per licensed bed, in addition to suitable storage provided in the resident's sleeping room.(3-17-22)

b.The facility provides safe and adequate storage space for medical supplies and equipment and a space appropriate for the preparation of medications.(3-17-22)

10.Electrical and Lighting. All electrical and lighting installation must be in accordance with the National Electrical Code and as follows:(3-17-22)

a.All electrical equipment intended to be grounded is grounded.(3-17-22)

b.Frayed cords, broken plugs, and the like are repaired or replaced.(3-17-22)

c.Plug adaptors and multiple outlets are prohibited.(3-17-22)

d.Extension cords are U.L. approved, adequate in size (wire gauge), and limited to temporary usage.(3-17-22)

e.All resident personal electrical appliances are inspected and approved by the facility engineer and/or administrator.(3-17-22)

f.All resident rooms 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.(3-17-22)

g.All hallways, storerooms, stairways, inclines, ramps, exits, and entrances have a minimum of five (5) foot candles of light measured in the darkest corner.(3-17-22)

11.Ventilation. The facility must be ventilated and precautions taken to eliminate offensive odors in the facility.(3-17-22)

12.Heating. A heating system must be provided for the facility that is capable of maintaining a temperature of seventy-five degrees (75F) to eighty degrees (80F) Fahrenheit in all weather conditions.(3-17-22)

a.Oil space heaters, recessed gas wall heaters, and floor furnaces cannot be used as heating systems for health care facilities.(3-17-22)

b.Portable comfort heating devices are not used.(3-17-22)

13.Plumbing. Plumbing at the facility must be as follows:(3-17-22)

a.All plumbing complies with applicable local and state codes.(3-17-22)

b.Vacuum breakers are installed where necessary to prevent backsiphonage.(3-17-22)

c.The temperature of hot water at plumbing fixtures used by residents is between one hundred five degrees (105F) and one hundred twenty degrees (120F) Fahrenheit.(3-17-22)