

## **87303 Maintenance and Operation**

### **(a)**

The facility shall be clean, safe, sanitary and in good repair at all times.

Maintenance shall include provision of maintenance services and procedures for the safety and well-being of residents, employees and visitors. (1) Floor surfaces in bath, laundry and kitchen areas shall be maintained in a clean, sanitary, and odorless condition.

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Floor surfaces in bath, laundry and kitchen areas shall be maintained in a clean, sanitary, and odorless condition.

### **(b)**

A comfortable temperature for residents shall be maintained at all areas. (1) The facility shall heat rooms that residents occupy to a minimum of 68 degree F, (20 degree C). (2) The facility shall cool rooms to a comfortable range, between 78 degrees F (26 degrees C) and 85 degrees F (30 degrees C), or in areas of extreme heat to 30 degrees F less than the outside temperature. (3) Nothing in this section shall prohibit residents from adjusting individual thermostatic controls.

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The facility shall heat rooms that residents occupy to a minimum of 68 degree F, (20 degree C).

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The facility shall cool rooms to a comfortable range, between 78 degrees F (26 degrees C) and 85 degrees F (30 degrees C), or in areas of extreme heat to 30 degrees F less than the outside temperature.

**(3)**

Nothing in this section shall prohibit residents from adjusting individual thermostatic controls.

**(c)**

All window screens shall be clean and maintained in good repair.

**(d)**

There shall be lamps or light appropriate for the use of each room and sufficient to ensure the comfort and safety of all persons in the facility.

**(e)**

Water supplies and plumbing fixtures shall be maintained as follows: (1) All residential care facilities for the elderly where water for human consumption is from a private source shall: (A) As a condition of initial licensure, provide evidence of an on-site inspection of the source of the water and a bacteriological analysis by a local or state health department or other qualified public or private laboratory which establishes the safety of the water. (B) Following licensure, provide a bacteriological analysis of the private water supply as frequently as is necessary to assure the safety of the residents, but no less frequently than the time intervals shown in the table below. However, facilities licensed for six or fewer residents shall be required to have a bacteriological analysis subsequent to initial licensure only if evidence supports the need for such an analysis to protect residents.

Licensed Capacity	Analysis Required
Under 6	Initial Licensing Upon evidence of need
7 through 15	Initial Licensing Annually
16 through 24	Initial Licensing Every six months
25 or more	Refer to the

county health department for compliance with the California Safe Drinking Water Act, Health and Safety Code, Division 5, Part 1, Chapter 7, Water and Water Systems. (2) Faucets used by residents for personal care such as shaving and grooming shall deliver hot water. Hot water temperature controls shall be maintained to automatically regulate the temperature of hot water used by residents to attain a temperature of not less than 105 degree F (41 degree C) and not more than 120 degree F (49 degree C). (3) Taps delivering water at 125 degree F (52 degree C) or above shall be prominently identified by warning signs. (4) Grab bars shall be maintained for each toilet, bathtub and shower used by residents. (5) Slip-resistant mats, strips, or flooring shall be used in all bathtub and shower floors. (A) All slip-resistant mats, strips, or flooring shall be in good repair and maintain slip-resistant properties. (6) Toilet, handwashing and bathing facilities shall be maintained in operating condition. Additional equipment shall be provided in facilities accommodating physically handicapped and/or nonambulatory residents, based on the residents' needs.

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Licensed Capacity	Analysis Required
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Periodic Subsequent Analysis Under 6 Initial Licensing Upon evidence of need 7  
through 15 Initial Licensing Annually 16 through 24 Initial Licensing Every six months  
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**(4)**

Grab bars shall be maintained for each toilet, bathtub and shower used by residents.

**(5)**

Slip-resistant mats, strips, or flooring shall be used in all bathtub and shower floors. (A)

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Additional equipment shall be provided in facilities accommodating physically handicapped and/or nonambulatory residents, based on the residents' needs.

**(f)**

All waste shall be located, stored, and disposed of in a manner that will not transmit communicable diseases or odors, pose a risk to health and safety, or provide a breeding place or food source for insects or rodents. (1) All containers storing waste shall be in good repair, free of leaks, and emptied in a timely manner. (2) Syringes and needles are disposed of in accordance with the California Code of Regulations, Title 8, Section 5193 concerning blood-borne pathogens. (3) All outdoor containers, such as garbage receptacles or dumpsters, shall provide suitable access and drainage to allow complete cleaning at the storage area.

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**(g)**

Facilities which have machines and do their own laundry shall:(1) Have adequate supplies available and equipment maintained in good repair. Space used to sort soiled linen shall be separate from the clean linen storage and handling area.

Except for facilities licensed for fifteen (15) residents or less, the space used to do laundry shall not be part of an area used for storage of anything other than clean linens and/or other supplies normally associated with laundry activities. Steam, odors, lint and objectionable laundry noise shall not reach resident or employee areas. (2) Make at least one machine available for use by residents who are able and who desire to do their own personal laundry. This machine shall be maintained in good repair. Equipment in good repair shall be provided to residents who are capable and desire to iron their own clothes.

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**(h)**

Emergency lighting shall be maintained. At a minimum this shall include flashlights, or other battery powered lighting, readily available in appropriate areas accessible to residents and staff. Open-flame lights shall not be used.

**(i)**

Facilities shall have signal systems which shall meet the following criteria:(1) All facilities licensed for 16 or more and all residential facilities having separate floors or buildings shall have a signal system which shall: (A) Operate from each resident's living unit. (B) Transmit a visual and/or auditory signal to a central staffed location or produce an auditory signal at the living unit loud enough to summon staff. (C) Identify the specific resident living unit. (2) Facilities having more than one wing, floor or building shall be permitted to have a separate system in each, provided each meets the above criteria.

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Facilities having more than one wing, floor or building shall be permitted to have a separate system in each, provided each meets the above criteria.