

R432. Health and Human Services, Family Health and Preparedness, Licensing.

R432-6. Assisted Living Facility General Construction.

R432-6-1. Legal Authority.

This rule is promulgated pursuant to Title 26, Chapter 21. Sections numbered less than R432-6-99 apply to all assisted living facilities. Sections in the R432-6-100 series apply to Type I assisted living facilities. Sections in the R432-6-200 series apply to Type II assisted living facilities.

R432-6-2. Purpose.

The purpose of this rule is to promote the health and welfare of individuals receiving assisted living services through the establishment and enforcement of construction standards.

R432-6-3. Definitions.

(1) Assisted Living Facility Type I is a residential facility that provides assistance with activities of daily living and social care to two or more ambulatory residents who require protected living arrangements.

(2) Assisted Living Facility Type II is a residential facility that provides coordinated supportive personal and health care services to two or more semi-independent residents.

(a) "Semi-independent means a person who is:

(i) physically disabled but able to direct his or her own care; or

(ii) cognitively impaired or physically disabled but able to evacuate from the facility, or to a zone or area of safety, with the physical assistance of one person.

(b) "Resident Living Unit" means:

(i) a one bedroom unit which may also include a bathroom and additional living space; or

(ii) a two bedroom unit which may also include a bathroom and additional living space.

(c) "Additional Living Space" means a living room, dining area and kitchen, or a combination of these rooms or areas in a resident living unit.

(3) "Room" or "office" means a specific, separate, fully enclosed space for the service. If "room" or "office" is not used, multiple services may be accommodated in one enclosed space.

(4) Assisted Living Facilities Type I and Type II may be classified as either large, small or limited capacity.

(a) A large assisted living facility houses 17 or more residents.

(b) A small assisted living facility houses six to 16 residents.

(c) A limited capacity assisted living facility houses up to five residents.

R432-6-4. General Requirements.

(1) The licensee is responsible for assuring compliance with R432-6.

(2) If testing and certification compliance can only be verified through written documentation, the documentation shall be maintained in the facility for Department inspection.

(3) If conflicts exist between applicable codes or if other authorities having jurisdiction adopt more restrictive requirements than contained in these rules, the most restrictive requirement applies.

(4) If the Department has concerns about compliance, the licensee is responsible to demonstrate compliance.

R432-6-5. Codes and Code Compliance.

(1) The following codes and standards enforced by other agencies or jurisdictions apply to assisted living facilities. The licensee shall obtain documentation of compliance for the following codes and standards from the authority having jurisdiction and submit the documentation to the Department:

(a) Local zoning ordinances;

(b) International Building Code;

(c) International Plumbing Code;

(d) International Fire Code;

(e) International Mechanical Code; and

(f) National Electrical Code, NFPA 70.

(2) The licensee shall obtain a certificate of occupancy from the local building official having jurisdiction.

(3) The licensee shall obtain a certificate of fire clearance from the Fire Marshal having jurisdiction.

(4) The licensee shall submit a copy of the certificates to the Department prior to resident utilization of newly constructed facilities, additions or remodels of existing facilities.

(5) Where portions of the building are required to be accessible to persons with disabilities, they shall comply with the Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines (ADA/ABA-AG).

R432-6-6. Application of Codes for New and Existing Buildings.

(1) New construction, additions and remodels to existing buildings shall comply with Department rules in effect on the date the first drawings are received by the Department.

(2) If the remodeled area or addition in any building, wing, floor or service area of a building exceeds 50 percent of the total square foot area of the building, wing, floor or service area, then the entire building, wing, floor or service area shall be

brought into compliance with rules governing new construction which are in effect on the date the first drawings are submitted to the Department.

- (3) During remodeling, new construction or additions, the safety level which existed prior to the start of work shall be maintained.
- (4) Current licensed buildings shall conform to Department construction rules in effect at the time of initial facility licensure.
- (5) Buildings which are changing license classification shall comply with requirements for new construction.
- (6) Buildings undergoing refurbishing shall comply with the following:
 - (a) All materials installed as part of a refurbishing project shall comply with flame spread ratings required by the fire marshal having jurisdiction.
 - (b) The facility shall keep written documentation of compliance with codes and standards.

R432-6-7. Plans Review and Approval and Construction Inspection.

- (1) Health facilities shall obtain Department approval before occupying any newly constructed buildings or remodeled systems, or areas in existing buildings.
- (2) Prior to submitting documents for plans review, the facility architect and licensee must schedule a conference with Department representatives to outline the required plans review process.
- (3) The licensee shall submit the following for Department review:
 - (a) a functional program;
 - (b) schematic drawings;
 - (c) design development drawings; and
 - (d) working drawings, including specifications.
- (4) The Department shall initiate its review when it receives all required documents and fees.
- (5) Working drawings and specifications for new construction, additions, or remodeling shall have the seal of a Utah licensed architect affixed in compliance with Section 58-3a-602.
- (6) Plans approved by the Department do not relieve the licensee of responsibility for full compliance with R432-6.
- (7) Plan approval expires 12 months after the date of the Department's approval letter, or latest plan review response letter if construction has not commenced. After a 12 month lapse the licensee must resubmit plans to the Department with a new plan review paid. A new letter of approval must be obtained from the Department.
- (8) The Department shall issue an initial license, renewal license, or modified license only after the Department has determined the facility conforms with applicable licensure construction rules and has obtained all required clearances and certifications.

R432-6-8. Functional Program.

- (1) The licensee must furnish to the Department a functional program which includes the following:
 - (a) the purpose and license category of the facility;
 - (b) services offered, including a detailed description of each service;
 - (c) ancillary services required to support each function or program;
 - (d) services offered under contract by outside providers and the required in-house facilities to support these services;
 - (e) services shared with other health care licensure categories or functions;
 - (f) physical and mental condition of intended residents;
 - (g) ambulatory condition of intended residents, such as mobile or ambulatory;
 - (h) special electrical requirements related to resident care; and
 - (i) communication systems and other special systems.
- (2) The functional program must include a description of how essential core services will accommodate increased demand if the building is designed for later expansion.

R432-6-9. Drawings.

- (1) Drawings shall show all equipment necessary for the operation of the facility, such as kitchen equipment, laundry equipment, and similar equipment.
- (2) Schematic drawings, which may be single line, shall contain the following information:
 - (a) list of applicable building codes;
 - (b) location of the building on the site and access to the building for public, emergency, and service vehicles;
 - (c) site drainage and any natural drainage channels which traverse the site;
 - (d) any unusual site conditions, including easements which might affect the building or its appurtenances;
 - (e) relationships of rooms and areas within departments;
 - (f) number of resident beds; and
 - (g) total building area or area of additions or remodeled portions.
- (3) Design development drawings, drawn to scale, shall contain the following information:
 - (a) room dimensions and room square footage;
 - (b) site plan, showing relationship to streets and vehicle access;
 - (c) location and size of public utilities; and

- (d) types of mechanical, electrical and auxiliary systems.
- (4) Working drawings shall include all the drawings outlined above in R432-6-9(1) through (3).
- (a) The licensee shall provide one copy of completed working drawings and specifications which shows all equipment necessary for the operation of the facility such as kitchen, laundry, and other equipment.
- (b) The Bureau of Licensing will keep the final drawings for 12 months after final approval of the project. Drawings may then be returned to the owner upon request.
- (5) Within 30 days after receipt of required documentation and fee, the Department shall provide to the licensee and the project architect a written report of plans review outlining necessary modifications required to comply with Department rules.
- (6) If changes are necessary, the licensee shall submit revised plans for review and final approval.

R432-6-10. Construction Inspections.

- (1) The Department may conduct interim inspections.
- (2) Prior to resident utilization, the licensee shall schedule a final inspection with the Department when the project is complete and furnishings and equipment are in place.

R432-6-11. Construction Without Plans Approval.

- (1) If construction is commenced without prior Department plans approval, the Department may issue a license and authorize resident utilization only after it has approved as-built drawings and has conducted a construction inspection.
- (2) The licensee shall correct all non-compliant items and pay the full plans review fee and inspection fee.

R432-6-12. Buildings Without Plans.

- (1) If plans are not available for existing buildings involved in initial licensing or license category change, the licensee shall submit to the Department a functional program as defined in subsection R432-6-8, and a report identifying modifications to the building required to bring it into compliance with construction rules for the requested licensure category.
- (2) The Department shall review the functional program and furnish to the licensee a letter of approval or rejection within 30 days after receipt of the material. The Department may provide, at its option, a written report of modifications required to comply with construction standards.
- (3) The licensee shall request and schedule a Department inspection upon completion of the modifications.
- (4) Prior to a final Department inspection, the licensee shall pay the inspection fee.
- (5) The Department shall issue a license when the building is in compliance with all licensing rules.

R432-6-13. Construction Phasing.

Projects involving remodeling or additions to an occupied building shall be programmed and phased to minimize detrimental effects to and disruption of residents and employees of the facility by protecting against construction traffic, dust, and dirt from the construction site.

R432-6-14. Site Location.

- (1) The site shall be accessible to both visitor and service vehicles.
- (2) Facilities shall be located to ensure that public utilities are available.

R432-6-15. Site Design.

The site design shall include the following:

- (1) Surrounding land for outdoor activities;
- (2) Paved roads for access to service docks and entrances;
- (3) Fire equipment access as required by the fire marshal; and
- (4) Paved walkways for pedestrian traffic and from every required exit to a dedicated public way.

R432-6-16. Parking.

- (1) Parking requirements must comply with local zoning ordinances.
- (2) Parking spaces for persons with disabilities shall be as level as practical and conform to requirements for disabled parking access as required by ADA/ABA-AG.
 - (a) The extra width required for disabled parking may be used as part of a common walkway.
 - (b) Parking spaces for disabled persons shall be directly accessible to the facility without requiring the disabled person to:
 - (i) go behind parked cars; or
 - (ii) cross vehicle traffic lanes, unless the accessible route is clearly marked, and with signage to designate a crossing zone.

R432-6-17. Elevators.

All large multi-level assisted living facilities shall have an elevator which serves all levels. 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".

R432-6-18. Special Design Features.

- (1) Building entrances in large facilities shall be at grade level, clearly marked, and located to minimize the need for residents to traverse other program areas. A main facility entrance shall be designated and accessible to persons with disabilities.
- (2) Lobbies of multi-occupancy buildings may be shared if the design precludes unrelated traffic within or through units or suites of the licensed health care facility.
- (3) At least one building entrance shall be accessible to persons with physical disabilities. Entrances requiring ramps with a slope in excess of 1:20 shall have steps as well as ramps.
- (4) In Large facilities where all resident units do not have kitchens or toilet facilities, at least one drinking fountain or water cooler, toilet, and handwashing fixture on each floor shall be wheelchair accessible.
- (5) Each resident bedroom or sleeping room shall have a wardrobe, closet, or locker for each resident occupying the unit. The closet, wardrobe or locker shall have a shelf and a hanging rod, with minimum inside dimensions of 22 inches deep by 36 inches wide by 72 inches tall, suitable for hanging full-length garments.

R432-6-19. General Standards for Details.

- (1) Placement of drinking fountains, telephone booths, or vending machines shall not restrict corridor traffic or reduce required corridor width.
- (2) Doors and windows shall comply with the following requirements:
 - (a) Rooms which contain bathtubs, showers, or water closets for resident use shall be equipped with doors and hardware which permit emergency access.
 - (b) Doors, except those to spaces such as small closets not subject to occupancy, shall not swing into corridors in a manner which will obstruct traffic or reduce corridor width. Large walk-in type closets are occupiable spaces.
 - (c) Windows which open to the exterior shall be equipped with insect screens.
 - (d) Resident rooms and suites intended for 24-hour occupancy shall have operable windows which open to the exterior of the building or to a court open to the sky.
 - (e) Doors, sidelights, borrowed lights, and windows glazed to within 18 inches of the floor shall be constructed of safety glass, wired glass, or plastic break-resistant material that creates no dangerous cutting edges when broken.
 - (f) Safety glass, wired glass, or plastic break-resistant materials shall be used for wall openings in recreation rooms, exercise rooms, and other activity areas unless prohibited in the International Building Code.
 - (g) Doors used for shower and bath enclosures shall be made of safety glass or plastic glazing materials.
- (3) Trash chutes, laundry chutes, dumbwaiters, elevator shafts, and other similar systems shall not allow movement of contaminated air into clean areas.
- (4) Thresholds and expansion joint covers shall be flush with the floor surface to facilitate use of wheelchairs and carts.
 - (5) All lavatories must be equipped with hand drying facilities.
 - (a) Lavatories that are expected to serve more than one resident shall have single use paper towel dispensing units or cloth towel dispensing units that are enclosed to protect towels from being soiled. Double occupancy units are not required to provide towel dispensing units if occupied by two related persons.
 - (b) Lavatories shall be anchored to withstand an applied vertical load of not less than 250 pounds on the fixture front.

R432-6-20. General Standards for Finishes.

- (1) Curtains and draperies shall be affixed to permanently mounted tracks or rods.
- (2) Floors and walls shall be designed and constructed as follows:
 - (a) Floor materials shall be easily cleanable;
 - (b) Floors in areas used for food preparation or food assembly shall be water-resistant. Floor surfaces, including tile joints, shall be resistant to food acids.
 - (c) In areas subject to frequent wet-cleaning, floor materials shall not be physically affected by germicidal cleaning solutions.
 - (d) Floors in shower and bath areas, kitchens, and similar work areas subject to traffic while wet shall have non slip surfaces.
 - (e) Floors and wall bases of kitchens, toilet rooms, bath rooms, janitors' closets, and other areas subject to frequent wet cleaning shall be homogeneous with coved bases and tightly sealed seams.
 - (f) Wall finishes shall be washable and, in the immediate vicinity of plumbing fixtures, smooth and moisture-resistant.
 - (g) Finish, trim, floor, and wall construction in dietary and food preparation areas shall be free of insect and rodent harboring spaces.
 - (h) Floor and wall openings for pipes, ducts, conduits, and joints of structural elements shall be tightly sealed to resist passage of fire and smoke and minimize entry of pests.
 - (i) Carpet and padding shall be stretched taut and be free of loose edges.
 - (j) Carpet pile shall be sufficiently dense so as not to interfere with the operation of wheel chairs, walkers, wheeled carts, and other wheeled equipment.

- (k) Carpet and other floor coverings shall comply with provisions of ADA/ABA-AG.
- (3) Ceiling finishes shall be designed and constructed as follows:
 - (a) Finishes of all exposed ceilings and ceiling structures in resident rooms and staff work areas shall be readily cleanable with routine housekeeping equipment.
 - (b) In large facilities, acoustical treatment for sound control shall be provided in areas where sound control is needed, including corridors in resident areas, dayrooms, recreation rooms, dining areas, and waiting areas.
 - (c) Finished ceilings may be omitted in mechanical and equipment spaces, shops, general storage areas, and similar spaces unless required for fire resistive purposes.
 - (4) The following signs shall be provided:
 - (a) general and circulation direction signs in corridors of large assisted living facilities;
 - (b) emergency evacuation directional signs for all facilities; and
 - (c) room identification signs on the corridor side of all corridor doors.

R432-6-21. Building Systems.

- (1) 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 acceptable to the State Department of Environmental Quality, and the local health department having jurisdiction.
- (2) The following engineering service and equipment shall be provided for effective service and maintenance functions:
 - (a) rooms for mechanical equipment or electrical equipment;
 - (b) a storage room for building maintenance supplies;
 - (c) yard equipment and supply storage areas located so that equipment may be moved directly to the exterior of the building without passing through building rooms or corridors;
 - (d) central storage for supplies, equipment and miscellaneous storage in large and small facilities; and
 - (e) in large facilities, a separate maintenance room or office.
- (3) In small and large facilities a housekeeping room shall be located on each floor of the assisted living facility. In large facilities this room shall have a floor receptor or service sink. All housekeeping rooms shall be mechanically exhausted.
- (4) Sound Control for large assisted living facilities must be designed and constructed to meet the noise reduction criteria as outlined in Table 1.

TABLE 1
Sound Transmission Limitations

	Airborne Sound Transmissions Class	
	Partitions	Floors
Residents' room to residents' room	35	40
Public space to residents' room	40	40
Service areas to residents' room	45	45

- (a) Sound transmission class shall be determined by tests in accordance with methods set forth in ASTM Standard E 90 and ASTM Standard E 413. Where partitions do not extend to the structure above, sound transmission through ceilings and composite STC performance must be considered.
- (b) Public space includes lobbies, dining rooms, recreation rooms, treatment rooms, and similar space.
- (c) Service areas include kitchens, elevators, elevator machine rooms, laundries, garages, maintenance rooms, boilers and mechanical equipment rooms, and similar spaces of high noise. Mechanical equipment located on the same floor or above resident's rooms, offices, and similarly occupied space shall be effectively isolated from the floor.
- (d) Recreation rooms, exercise rooms, equipment rooms and similar spaces where impact noises may be generated may not be located directly over residents' rooms.

R432-6-22. Mechanical, Heating, Cooling and Ventilation Systems.

- (1) The HVAC system design shall prevent large temperature differentials, high velocity supply, excessive noise, and air stagnation.
- (2) Air supply and exhaust in rooms for which no minimum total air change rate is mandated by Table 2 may vary to zero in response to room load.
- (3) Mechanical ventilation shall be provided independent of thermostat-controlled demands.
 - (a) Minimum total air change, room temperature, and temperature control shall comply with standards in Table 2.
 - (b) To maintain asepsis and odor control, airflow supply and exhaust shall be controlled to ensure movement of air from clean to less clean areas.
 - (c) Rooms containing heat-producing equipment shall be insulated and ventilated to prevent the floor surface above or the walls of adjacent occupied areas from exceeding a temperature of ten degrees Fahrenheit above ambient room temperature.
 - (d) All rooms and occupiable areas in the facility shall have provisions for ventilation. Natural window ventilation may be used for ventilation of nonsensitive areas and resident rooms when weather conditions permit, but mechanical ventilation

shall be provided during periods of temperature extremes. Outside ventilation air shall be tempered to between room temperature and the supply air temperature for the appropriate heating or cooling mode.

(e) The heating system shall be capable of maintaining temperatures of 80 degrees F. in areas occupied by residents.

(f) The cooling system shall be capable of maintaining temperatures of 72 degrees F. in areas occupied by residents.

(g) Equipment must be available to provide essential heating during a loss of normal heating capability. All emergency heating devices shall be approved by the local fire jurisdiction.

(h) Fans serving exhaust systems shall be located at the discharge end and shall be readily serviceable. Exhaust fans may be on the inlet side if individually ducted directly to the outside.

(i) Fresh air intakes shall be located at least 10 feet from exhaust outlets of ventilating systems, combustion equipment stacks, plumbing vents, or areas subject to vehicular exhaust or other noxious fumes.

(j) All ventilation, air conditioning systems and air delivery equipment, including through wall units, shall be equipped with filters as follows:

(i) All areas for resident care, and those areas providing direct service or clean supplies shall provide at least one filter bed with a minimum of 30% efficiency.

(ii) All administrative, bulk storage, soiled holding, food preparation and laundries shall provide at least one filter bed with a minimum of 25% efficiency.

(k) Gravity exhaust may be used where conditions permit for boiler rooms, central storage, and other nonresident areas.

(l) The ventilation system shall be air tested and balanced prior to the final Department construction inspection. The initial test results and air balancing report shall be maintained for Department review.

TABLE 2
Ventilation Requirements

AREA DESIGNATION	AIR MOVEMENT IN RELATION TO ADJACENT AREAS	MINIMUM AIR CHANGES OF OUTDOOR AIR PER HOUR TO ROOM	MINIMUM TOTAL AIR CHANGES PER HOUR	ALL AIR EXHAUSTED OUTSIDE
Bath and Shower Rooms	N	Optional	10	YES
Clean Linen Storage	P	Optional	2	Optional
Dietary Day Storage	V	Optional	2	Optional
Food Preparation Center	E	2	10	YES
Janitors' Closets	N	Optional	10	YES
Laundry	V	2	10	YES
Corridor	E	Optional	2	Optional
Grooming Area	N	2	2	YES
Resident Room	E	Greater	2	Optional of one air change or minimum 20 CFM/person
Soiled Linen holding	N	Optional	10	YES
Toilet Rooms	N	Optional	10	YES
Ware Washing	N	Optional	10	YES

Common E 2 2 Optional

Areas

E = Equal; N = Negative; P = Positive; V = Variable

(m) The requirements of Table 2 do not apply to limited capacity facilities. Limited capacity facilities shall provide exhaust for kitchens and bathrooms.

(n) If an existing building bathroom or toilet room is not exhausted to the outside, the licensee may submit a Request for Agency Action Variance to the Table 2 requirements at the time of initial licensing.

R432-6-23. Plumbing.

- (1) Showers and tubs shall have non-slip or slip-resistant surfaces.
- (2) Potable water supply systems shall comply with the following requirements:
 - (a) Water supply systems shall be designed with sufficient pressure to operate all fixtures and equipment during maximum demand.
 - (b) Each water service main, branch main, riser, and branch to a group of fixtures shall have a stop valve. A stop valve shall be provided for each fixture. Panels shall be provided for access to valves.
 - (c) All fixtures used by residents shall be trimmed with valves with cross, tee or single lever handles.
- (3) Hot water systems shall meet the following requirements:
 - (a) As a minimum, water-heating systems shall provide supply capacity at temperatures and amounts indicated in Table 3. Water temperature shall be measured at the point of use or inlet to equipment.

TABLE 3
Hot Water Use

	Resident Care Areas	Dietary	Laundry
Gallons per Hour per Bed	3	2	2
Temperature Centigrade	43	49	71
Temperature Fahrenheit	110	120	160

(b) Distribution systems that exceed 50 linear feet and that service resident care areas shall be under constant recirculation to provide continuous hot water to each outlet. The temperature of hot water for lavatories, showers and bathing shall not exceed 120 degrees Fahrenheit. Thermostatically controlled automatic mixing valves may be used to maintain hot water at these temperatures.

(c) 180 degrees Fahrenheit rinse water must be provided at the dishwasher if an approved low temperature chemical rinse is not utilized.

(d) 160 degrees Fahrenheit hot water must be available at the laundry equipment as needed.

(4) 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.

(5) Drainage system shall comply with the following requirements:

(a) Building sewers shall discharge into community sewerage. Where such a system is not available, the facility shall treat its sewage in accordance with local requirements and State Department of Environmental Quality requirements.

(b) Where overhead drain piping is exposed, special provisions shall be made to protect the space below from contamination from leakage, condensation, and dust particles. Approval of special provisions in food preparation, food service areas, and food storage areas shall be obtained from the local health department.

(c) Kitchen grease trap locations shall comply with local health department rules.

(6) Dishwashers and other kitchen food storage or cooking appliances shall be National Sanitation Foundation, NSF, approved and have the NSF seal affixed. Residential NSF certified appliances shall be acceptable.

R432-6-24. Electrical.

(1) In large assisted living facilities, panel boards serving normal lighting and appliance circuits shall be located on the same floor or on the same wing as the circuits served. Panels for emergency circuits, if provided, may serve the floors above and below for general resident areas and administration.

(2) Corridors shall be illuminated at night in accordance with Table 4. Corridor lighting shall be adjustable so that light levels may be reduced at night and still provide a maximum brightness ratio of 1:10.

(3) Light intensity shall be at or above the minimum foot-candle in accordance with Table 4. Values in table 4 are minimum maintained average illuminance measured at the task plane. Areas not shown in Table 4, including parking lots and approaches to the building, shall have fixtures 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, which is adopted and incorporated by reference.

TABLE 4

Assisted Living Facilities Lighting Standards

Physical Plant Area	Minimum Foot-candle
Corridors	
Day	15
Night	7.5
Exits	15
Stairways	15
Res. Room	
General	7.5
Reading/Mattress Level	30
Toilet area	30
Lounge	
General	7.5
Reading	30
Recreation	30
Dining	20
Dining and Recreation	30
Laundry	30

(4) Each resident room shall have a duplex grounded receptacle on every wall. If a TV jack is included, there must be an extra duplex receptacle on the wall with the TV jack.

(5) Duplex grounded receptacles for general use shall be installed no more than 50 feet apart in corridors, on either side, and within 25 feet of corridor ends.

(6) A night light shall be provided in each resident bedroom and bathroom.

R432-6-25. Food Service.

(1) Food service facilities and equipment shall comply with R392-100, the Utah Department of Health Food Service Sanitation Rules.

(2) Food service space and equipment shall be provided as follows:

(a) storage area for food supplies, including a cold storage area, for a seven-day supply of staple foods and a three-day supply of perishable foods;

(b) food preparation area;

(c) an area to serve and distribute resident meals;

(d) an area for receiving, scraping, sorting, and washing soiled dishes and tableware;

(e) a storage area for waste which is located next to an outside facility exit for direct pickup; and

(f) a space for meal planning.

R432-6-26. Penalties.

The Department may assess a civil money penalty of up to \$10,000 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 \$10,000 if the licensee fails to follow Department-approved architectural plans. The Department may assess a civil money penalty of up to \$1,000 per day for each day a new or renovated area is occupied prior to licensing agency approval.

R432-6-100. Type I Facilities.

The following sections in the 100 series apply to Type I assisted living facilities.

R432-6-101. Occupancy Type.

(1) Large assisted living facilities shall comply with I-1, International Building Code, requirements.

(2) Small assisted living facilities shall comply with R-4, International Building Code, requirements.

(3) Limited capacity assisted living facilities shall comply with R-3, International Building Code, requirements.

R432-6-102. Common Areas.

(1) A common room or rooms shall be provided for dining, sitting, visiting, recreation, worship, and other activities.

(a) Common rooms shall have sufficient space and separation to promote and facilitate the activity without interfering with concurrent activities or functions in the building.

(i) In a small facility the common rooms shall be at least 28 square feet per bed, but no less than a total of 225 square feet.

(ii) In a large facility the common rooms shall be at least 30 square feet per bed. In a facility with 100 beds or more, the common rooms minimum square footage per bed may be reduced to 25.

(b) Space shall be provided for necessary equipment and storage of recreational equipment and supplies.

R432-6-103. Resident Units.

- (1) Minimum room areas, exclusive of toilet rooms, closets, lockers, wardrobes, alcoves, and vestibules, shall be 100 square feet in single-bed rooms and 80 square feet per bed in multiple-bed rooms.
 - (a) The areas noted above are minimums and do not prohibit larger rooms.
 - (b) Resident units may not have more than two beds per unit
- (2) No room used for other purposes, such as a hall, corridor, unfinished attic, garage, storage area, shed, or similar detached building, may be used as a residents' sleeping room.
 - (3) No bedroom may be used as a passageway to another room, bath, or toilet other than those serving the bedroom.
 - (4) Bedrooms shall open directly into a corridor or common living area, but shall not open into a food preparation area.
- (5) Unless furnished by the resident, the licensee shall provide for each resident a bed, comfortable chair, a chest of drawers and a reading lamp.

R432-6-104. Toilet and Bathing Facilities.

- (1) Residents shall have privacy in toilet and bathrooms. Toilet and bathrooms shall be conveniently located.
- (2) Resident toilet, bathtub, shower rooms, and facilities designed for use by persons with disabilities shall comply with ADA/ABA-AG.
- (3) Grab bars configured to meet ADA/ABA-AG shall be provided in all resident bathtubs and showers. Grab bars configured to meet ADA/ABA-AG shall be provided at the side of each resident toilet facility.
- (4) Bars, including those which are an integral part of soap dishes, towel bars, and other fixtures shall be anchored to sustain a concentrated load of 250 pounds.
- (5) There shall be one toilet and lavatory on each floor for each six occupants not otherwise served by toilet and lavatory in the resident rooms. A large type I assisted living facility shall have separate and additional toilet and bathing facilities for live-in family and staff.
- (6) There shall be at least one bathtub or shower for each 10 residents not otherwise served by bathing facilities in resident rooms. Separate and additional facilities shall be provided for live-in family and staff. In a multistory building, there shall be at least one bathtub or shower which opens from the corridor on each floor that contains resident bedrooms not otherwise served.
- (7) Each central bathroom shall have a toilet and lavatory.
- (8) Toilet and bathing facilities shall not open directly into food preparation areas.
- (9) All toilet, shower, and tub facilities shall have impermeable walls and surfaces that can be easily cleaned and sanitized.
- (10) If showers or bathtubs contain soap dishes or shelves, they shall be recessed.
- (11) Each lavatory fixture shall have a mirror, except in food preparation areas.

R432-6-105. Service Areas.

There shall be adequate space and equipment for the following service or functions.

- (1) Large assisted living facilities must provide the following:
 - (a) an administrator's office with equipment for keeping records and supplies;
 - (b) an employee toilet room, lockers, and lounges, in addition to and separate from those required for the public;
 - (c) a public reception or information area; and
 - (d) housekeeping closets each with a floor receptor or service sink.
- (2) The following required spaces apply to all type I assisted living facilities:
 - (a) A secure area for administrative activities and storage for resident records;
 - (b) a medication-storage area including a locked drug cabinet;
 - (c) a closet or compartment for the staff's personal effects;
 - (d) a clean linen storage area;
 - (e) a telephone for private use by residents or visitors;
 - (f) at least one general use housekeeping closet accessible from a general corridor on each wing or each floor; and
 - (g) storage space for housekeeping equipment and supplies with a mechanical exhaust system.

R432-6-106. Linen Services.

- (1) Each facility shall have space and equipment to store and process clean and soiled linen as required for resident care. Laundry may be done within the facility, in a separate building, on or off site, or in a commercial or shared laundry.
- (2) At least one washing machine, one clothes dryer, and ironing equipment in good working order shall be available for use by residents who wish to do their personal laundry.

R432-6-107. Signal System.

- (1) A signal system is required for the following facilities:
 - (a) a large facility;
 - (b) a facility with bedrooms on more than one floor; and
 - (c) when staff are not continuously present on the same level as any resident.
- (2) The signal system shall be designed to:

- (a) operate from each resident's living unit, and from each bathroom or toilet room;
- (b) transmit a visual or auditory signal or both to a centrally staffed location, or produce an auditory signal at the living unit loud enough to summon staff;
- (c) the signal system shall be designed to turn off only at the resident calling station; and
- (d) identify the location of the resident summoning help.

R432-6-200. Type II Facilities.

The following sections in the 200 series apply to Type II assisted living facilities.

R432-6-201. Occupancy Type.

- (1) Large assisted living facilities shall comply with I-2 International Building Code requirements and shall have, at a minimum, 6 foot wide corridors.
- (2) Small assisted living facilities shall comply with I-1, International Building Code, requirements and shall have, at a minimum, six-foot wide corridors.
- (3) Limited capacity assisted living facilities that house Type II assisted living residents shall comply with R-4, International Building Code requirements and shall either have an approved sprinkler system, or provide a staff to resident ratio of one to one on a 24-hour basis. Residents shall be housed on floors at grade level.

R432-6-202. Campus-Type Facilities.

- (1) If a campus-type facility has separate buildings, all of the buildings shall be located on the same site within 150 feet of each other.
- (2) Resident living units shall be connected to bathing facilities and common areas by enclosed temperature controlled corridors.
- (3) Recreation and dining spaces that are also utilized by residents of other licensed health care facilities within the same campus may be counted in determining common area space as long as all applicable code and space requirements are met for all licensed facilities and the shared space is accessible without the need to pass through corridors or resident care areas of another licensed facility. The shared space may not account for more than fifty percent of the total common square footage required for any one licensed facility.

R432-6-203. Resident Units.

- (1) Facility services shall be accessible from common areas without compromising resident privacy.
- (2) Resident living units shall include room areas exclusive of space for toilet rooms, closets, lockers, wardrobes, alcoves, or vestibules as follows:
 - (a) A single occupant unit without additional living space shall be a minimum of 120 square feet.
 - (b) A double occupant unit without additional living space shall be a minimum of 200 square feet.
 - (c) A single occupant bedroom in a unit with additional living space shall be a minimum of 100 square feet.
 - (d) A double occupant bedroom in a unit with additional living space shall be a minimum of 160 square feet.
- (3) No space used for other purposes, such as a hall, corridor, unfinished attic, garage, storage area, shed, or similar detached building, may be used as a resident's bedroom.
- (4) Bedrooms may not be used as a passageway to another room, bath, or toilet other than those serving the bedroom.
- (5) Each resident living unit shall open directly into a corridor or common living area, but must not open into a food preparation area.
- (6) A maximum of two residents may occupy a resident living unit.
- (7) Unless furnished by the resident, the licensee shall provide for each resident a bed, comfortable chair, a chest of drawers and a reading lamp.

R432-6-204. Toilet and Bathing Facilities.

- (1) If toilet and bathrooms are shared by more than one resident, the facility shall provide individual privacy.
- (2) A minimum of fifty percent of all toilet rooms, bathrooms and shower rooms shall be designed in compliance with ADA/ABA-AG.
- (3) Public toilet rooms shall be accessible from a corridor, and shall comply with ADA/ABA-AG.
- (4) If the living unit includes a private bathroom, the bathroom shall contain a toilet and a lavatory.
- (5) If resident living units do not have a private bathroom, the facility shall provide the following:
 - (a) a toilet and lavatory for every four residents;
 - (b) a bathtub or shower for every 10 residents designed to accommodate a resident in a wheelchair and space to allow staff to assist a resident in taking a shower; and
 - (c) a bathroom with bathtub or shower, toilet and lavatory which open from a corridor on each floor of a multiple story facility.
- (6) If resident living units have private bathrooms that do not allow staff assistance, then each floor or level shall provide a bathroom equipped with a bathtub or shower, toilet, and lavatory which opens from a corridor that provides wheelchair clearances and allows for staff assistance in bathing.

- (7) Grab bars configured to meet ADA/ABA-AG shall be provided in all resident bathtubs and showers. Grab bars configured to meet ADA/ABA-AG shall be provided at the side of each resident toilet facility not designed for accessibility.
- (8) Toilet and bathing facilities may not open directly into food preparation areas.
- (9) All toilet, shower, and tub facilities shall have impermeable walls and surfaces that may be easily cleaned and sanitized.
- (10) Showers and tubs shall contain recessed soap dishes.
- (11) Each lavatory fixture shall have a mirror. Mirrors over lavatories located in food preparation areas are prohibited.
- (12) Bars, including those which are parts of soap dishes, towel bars, and other fixtures shall be anchored to a wall and withstand a concentrated load of 250 pounds.

R432-6-205. Common Areas.

- (1) The facility shall provide a common room or rooms for dining, sitting, visiting, recreation, worship, and other activities.
 - (a) If concurrent activities are planned in a common room, the room shall be arranged to promote and facilitate the activities to minimize disruption through the use of physical barriers for separation.
 - (b) Space shall be provided for storing recreational equipment and supplies.
- (2) The facility shall provide the following minimum space for recreational activities:
 - (a) in large facilities, 20 square feet per bed;
 - (b) in small facilities, 20 square feet per bed, or a minimum of 160 square feet total area whichever is greater;
 - (c) in a limited capacity facility, a minimum of 120 square feet.
- (3) If a facility adds 40 square feet per bed to a bedroom area square footage requirement, or adds 80 square feet of recreation space in a separate living room within the resident living unit, the square footage requirements for common recreational space may be reduced by 20 square feet per licensed bed in large and small facilities, not to exceed a reduction of 50 percent of the total common area square footage.
- (4) The facility shall provide the following space for dining activities:
 - (a) in large and small facilities, a minimum of 15 square feet per licensed bed;
 - (b) in limited capacity facilities, a minimum of 100 square feet.
- (5) If a kitchen and a minimum of 30 square feet of dining area space are provided in a resident unit in a large or small facility, then the common dining area may be reduced by 15 square feet per licensed bed. The maximum reduction shall be 50 percent of the total required dining area.
- (6) A separate private living room for family or informal gatherings shall be provided in a large facility as part of the common area space. The private living room shall be a minimum of 110 square feet. If all resident living units include additional living space, the facility is not required to provide a separate private living room.
- (7) Corridors and public reception space may not be included in the calculation for required square footage for dining or recreation space.
- (8) The facility shall provide ten square feet per bed, or a minimum area of 100 square feet, whichever is greater, for outdoor recreation activities.

R432-6-206. Resident Support Areas.

A large facility shall provide a nourishment station which contains a work counter, a refrigerator, a sink, and cabinets for storage. The station may be located in a single purpose room, dining room, or in a kitchen if staff has 24-hour access to the area.

R432-6-207. Administrative and General Service Areas.

- (1) There shall be space and equipment for the administrative services as follows:
 - (a) in large facilities, an administrative office of sufficient size to store records and equipment;
 - (b) in small and limited capacity facilities, a designated area for administrative activities and record storage.
- (2) Storage shall be provided for securing staff belongings as follows:
 - (a) In large facilities, a room shall be provided to serve as a staff lounge with staff lockers for storage. A staff toilet room shall also be provided.
 - (b) In small and limited care facilities, a storage area shall be identified to store staff belongings.
- (3) A large facility shall provide a public reception or information area.
- (4) A telephone shall be provided for private use by residents and visitors.

R432-6-208. Special Design Features.

- (1) A signal system shall be provided to alert staff of a resident's need for help.
- (2) The signal system shall be designed to:
 - (a) operate from each resident's living unit and from each bath room or toilet room;
 - (b) transmit a visual and auditory signal to a 24-hour staffed location, except a limited capacity facility signal system shall produce an auditory signal to summon staff;
 - (c) identify the location of the resident summoning help; and

- (d) allow it to be turned off only at the source of the call.
- (3) Large and small facilities shall provide a thermostat control in each resident living unit. The Department shall grant a variance upon request from the licensee to this requirement for an existing building seeking initial licensure.
- (4) Plumbing shutoff valves shall be located on the main water supply line and at each fixture. In addition, large facilities shall provide an accessible shutoff valve on each primary hot and cold branch of the water line and shall provide a minimum of two hot and two cold water zones. The Department shall grant a variance upon request from the licensee to this requirement for an existing building seeking initial licensure.
- (5) Building entrances in large and small facilities shall be at grade level, clearly marked, and located to minimize the need for residents to traverse other program areas. A main facility entrance shall be designated and accessible to persons with disabilities.
- (6) Special units intended to accommodate residents with Alzheimers or Dementia shall comply with Section 4.2-2.2.3.2 of the Guidelines for Design and Construction of Health Care Facilities, 2010 edition, which is adopted and incorporated by reference.

R432-6-209. General Standards for Details.

- (1) Each resident living unit entry door shall be constructed as follows:
 - (a) be 36 inches wide;
 - (b) open inward into the resident living unit or designed so that an outward swinging door does not restrict the corridor width;
 - (c) be lockable, but operable from the inside by single-action lever; and
 - (d) be individually keyed with the key under resident control.
- (2) A master key shall be available for staff.
- (3) Door handles for all doors used by residents shall be of the lever type and shall meet ADA/ABA-AG requirements. Building entrances and exit doors may have panic hardware.
- (4) Each door to toilet and bathing facilities shall comply with ADA/ABA-AG and the following:
 - (a) be equipped with hardware which permits emergency access from the outside; and
 - (b) open out or be double acting.
- (5) Handrails meeting the profile and gripability requirements of ADA/ABA-AG shall be provided on both sides of all resident corridors. Handrail color shall contrast that of the wall it is mounted on.

R432-6-210. Linen Services.

- (1) Each facility shall have space and equipment to store and process clean and soiled linen as required for resident care. Laundry may be done within the facility, in a building on or off-site, or in a commercial or shared laundry.
- (2) If laundry is done off the site, the following shall be provided:
 - (a) a room for receiving and holding soiled linen until ready for pickup or processing;
 - (b) a central, clean linen storage room(s); and
 - (c) a lavatory in each area where unbagged, soiled linen is handled.
- (3) If a large or small facility processes its own laundry on-site, the following shall be provided:
 - (a) a laundry room for receiving, holding, washing, drying, and sorting soiled linens, with the following:
 - (i) a pre-wash sink at least 13 inches deep by 20 inches wide;
 - (ii) a separate hand washing sink;
 - (iii) washer(s) and dryer(s); and
 - (iv) storage for laundry supplies;
 - (b) arrangement of equipment that will permit an orderly workflow and minimize cross-traffic that might mix clean and soiled operations; and
 - (c) a central, clean linen storage room(s);
- (4) If a limited capacity facility processes its own laundry on-site, the following shall be provided:
 - (a) a room to store and process both clean and soiled linen;
 - (b) a washer and dryer; and
 - (c) a utility sink in the laundry room.
- (5) Each facility shall provide a minimum of one washing machine, one clothes dryer, and ironing equipment in good working order for resident use.

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