Navigating the Codes in 2013

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The Regulatory Bookshelf…

- International Code Council
  - International Building Code - IBC
    - Standard Adoption

- National Fire Protection Association
  - Code or Standard
    - Life Safety Code
    - Fire Protection Sprinkler System Standard

- State Agency
  - Administrative Rules
    - Adoption of Codes and Standards

- Municipal Ordinance
  - Local Authority
    - Rule Process
Parallel Paths to Compliance

- Int’l Building Code
- Int’l Existing Bldg Code
- Int’l Fire Code
- Int’l Mechanical Code
- Int’l Energy Conserv.
- Int’l Fuel Gas Code

- Municipal Ordinances
- Permitting and Occupancy

- NFPA 101 Life Safety
- NFPA 99 HCare Facilities
- NFPA 90A Air Conditioning and Ventilating Systems
- NFPA 90B Warm Air Heating and AC
- NFPA 220, Types of Building Construction
- NFPA 221, Fire Walls and Fire Barrier Walls
- License and Certification
AHJ – The Authority Having Jurisdiction

- **State of Wisconsin**
  - Statute 101 and 50
  - Department of Health Services-Div. of Quality Assurance
  - Department of Safety and Professional Services
    - DHS 124, 132, 83, etc
    - SPS 316, 318, 361 - 366

- **Municipal**
  - Municipal Building Authority
  - Municipal Fire Authority
    - Municipal Ordinances

- **Centers for Medicaid and Medicare Services-CMS**
  - Contracted with State Agencies

- **Third Party influence...**
  - Joint Commission
  - Insurance Providers
The “CMS” “AHJ”...

- **State Agency Contract...Wisconsin DHS/DQA**
  - **NFPA Codes**
    - NFPA 101-2000 Life Safety
    - NFPA 99-1999 Standard for Health Care Facilities
    - NFPA 13-1999 Standard for the Installation of Sprinkler Systems
  - **Existing or New**
  - **Which Edition of the Code or Standard?**
    - NFPA 101-2012 status?
  - **Facility Guidelines Institute**
    - ...not part of regulatory model.
  - **ADA – Accessibility Concerns**
    - ...not part of regulatory model.
State and Municipal AHJ role…

- **Wisconsin Commercial Building Code**
  - Administrative Rules and Adoption of ICC…edition?
    - IBC, IECC, IMC, IFGC, IEBC (SPS 361 – 366)
    - Fire Prevention – NFPA1 or IFC (SPS 314)

- **Americans with Disabilities Act – Fed Law**
  - IBC – ICC/ANSI A117.1
    - ...non-discriminatory and removal of barriers

- **Adopted Standards**
  - NFPA, ANSI, ASCE, ASTM, UL...
    - Parallel with Life Safety Code

- **Municipal Rule**
  - Ordinances and Administrative
    - Zoning
    - Planning
    - Permitting
    - Inspection
Existing Buildings…

- State of Wisconsin Commercial Building Code
  - ICC Int’l Exst’g Bldg Code - IEBC
    - Maintenance and Replacement
    - Alteration Level 1, 2 or 3
    - Addition to existing structure

- Municipal Ordinance – Local AHJ Final Word…
  - Zoning/Use
  - Maintenance
  - Permitting
    - Subsequent inspections

- Fire Prevention / Inspections
  - SPS 314...every 6 months.
    - NFPA 1 or IFC

- CMS Survey Process
  - NFPA 101-2000
    - Chapter 18 or 19...
AHJ ReCap...

- **Centers for Medicaid and Medicare Services (CMS)**
  - Contracted with State of Wisconsin
    - Reference Standards

- **State of Wisconsin – Dept. of Health Services**
  - Wisconsin Commercial Building Code
    - Adopted ICC codes

- **Municipal / Local Jurisdiction**
  - Municipal Ordinance
    - Municipal rule and adopted Codes and Standards (WCBC)

- **Municipal Fire Authority**
  - NFPA 1-Fire Code or Int’l Fire Code

- **Third Party Influence**
  - Joint Commission
Understanding Code Format

- Occupancy Based
  - “Front end” focuses on general and common subjects
    - Egress
    - Fire Protection
    - Structural
  - Body of Code Use Specific – Ref to “Front end”
    - Health Care
    - Business
    - Residential

- Subject Based
  - Organization Based on Building Components
    - Use / Occupancy
    - Construction Type
    - Height and Area
    - Egress
    - Fire Protection Systems
Understanding Code Format...continued

- **Occupancy Based**
- **Subject Based**
- **Prescriptive or Performance**
  - Prescriptive addresses absolute...
    - Maximum travel distance
    - Minimum door width
  - Performance addresses absolute...
    
    Bolted flanged joints shall meet the requirements of ASME B16.5, or meet the requirements of ASME B&PV Code Section VIII, Division 1, Appendix 2, or
    
    Be leak-free for the intended service. The joint shall be hydro-tested at 1.5 times the design pressure without leaking, and shall be demonstrated to be able to withstand expected external forces without leakage while at design pressure and temperature.
Understanding Code Format…continued

- Occupancy Based
- Subject Based
- Prescriptive or Performance

- Law Rule Code or Standard
  - Law - What
    - Statute
  - Administrative Rule - How
    - Adopted Code
  - Standard – Technical / Specific
    - ANSI
    - NFPA
  - Law-Protect Property and Life
  - Rule-Int’l Bldg Code or LSC
  - Standard-Install FPSprinkler
Chapter 1 ADMINISTRATION

The purpose of this *Code* is to provide minimum requirements, with due regard to function, for the design, operation, and maintenance of buildings and structures for safety to life from fire.

Chapter 2 MANDATORY REFERENCES

- NFPA, ANSI, ASTM, UL

Chapter 3 DEFINITIONS

- Official NFPA Definitions

Chapter 4 GENERAL

- Goals, Objectives and Fundamentals

Chapter 5 PERFORMANCE-BASED OPTION
NFPA 101-2000 Occupancy Based Code

- Chapter 6 CLASSIFICATION OF OCCUPANCY AND HAZARD OF CONTENTS
  - Building or Structure...or Portion

- Chapter 7 MEANS OF EGRESS
  - All Components - General
    - Exits, Headroom, Surface, Reliability, Doors, Stairs
    - Concepts...Capacity, Number, Arrangement, Marking

- Chapter 8 FEATURES OF FIRE PROTECTION
  - Passive
    - Compartmentation, Fire Barriers, Vertical, Smoke Barriers

- Chapter 9 BUILDING SERVICE AND FIRE PROTECTION EQUIPMENT
  - Active
    - HVAC, Smoke Control, Elevators
    - Detection and Suppression
NFPA 101-2000 Occupancy Based Code

- Chapter 10 INTERIOR FINISH, CONTENTS, AND FURNISHINGS
  - Interior Finishes, Contents and Furnishings
    - Walls, Ceilings, Floors, Decorations

- Chapter 11 SPECIAL STRUCTURES AND HIGH-RISE BUILDINGS
  - Occupancy Regulated under Chapters 12 - 42
    - Underground and Windowless
    - High Rise
    - Permanent Membrane
Chapter 18 & 19 NEW and Existing HEALTH CARE OCCUPANCIES

- GENERAL REQUIREMENTS
  - 18.1.1.3 Total Concept.
  - 19.1.1.3 Total Concept.

- MEANS OF EGRESS REQUIREMENTS
  - 18.2.2* Means of Egress Components.
  - 19.2.2 Means of Egress Components.

- PROTECTION
  - 18.3.6 Corridors.
  - 19.3.6 Corridors.
Chapter 18 & 19 NEW and Existing HEALTH CARE OCCUPANCIES

- **SPECIAL PROVISIONS**
  - 18.4.1 Windowless Buildings.
  - 19.4.1 Windowless Buildings.

- **BUILDING SERVICES**
  - 18.5.2 HVAC
  - 19.5.2 HVAC

- **OPERATING FEATURES**
  - 18.7.1 Evacuation and Relocation Plan and Fire Drills.
  - 19.7.1 Evacuation and Relocation Plan and Fire Drills.
Chapter 1 Introduction
...establish criteria to minimize the hazards of fire, explosion, and electricity in hc facilities...include performance, maintenance, testing and practices.

Chapter 2 Definitions

Chapter 3 Electrical Systems
- 3-4.1.1.5 Uses for Essential Electrical System.
  - Type 1 EES
  - Type 2 EES
  - Type 3 EES

Chapter 4 Gas and Vacuum Systems
- 4-3.1 Piped Gas Sys-Level 1
- 4-4.1 Piped Gas Sys—Level 2
- 4-5.1 Piped Gas Sys—Level 3
- 4-6.1 Piped Gas Sys—Level 4
NFPA 99-1999 Standard for HC Facilities

- Chapter 5 Environmental Systems
  - ...performance, maintenance, and testing of the environmental systems used within health care facilities.
  - Air exhausted from laboratory areas shall not be recirculated to other parts of the facility.

- Chapter 6 Materials
  - ...hazards associated with the use of flammable and combustible materials used within health care facilities.
  - Flammable Agents.

- Chapter 7 Electrical Equipment
  - 7-2* Nature of Hazards.
  - 7-5 Performance Criteria and Testing.

- Chapter 8 Gas Equipment
  - ...performance, maintenance and testing of gas equipment used within health care facilities.
Chapter 9 Manufacturer Requirements
- ...performance, maintenance and testing, with regard to safety, required of manufacturers of equipment used within health care facilities.
  - 9-2.1* Patient-Care-Related Electrical Appliances.

Chapter 10 Laboratories
- ...establishes criteria to minimize the hazards of fire and explosions in laboratories.
  - 10-2.1.1 Hazard Assessment.
  - 10-2.1.4 Orientation and Training.

Chapter 11 HC Emergency Preparedness
- ...minimum criteria for health care facility emergency preparedness management in disaster preparedness, mitigation, response, and recovery.
  - 11-4 Responsibilities.
  - 11-5 General Requirements.
Chapter 11 HC Emergency Preparedness

- minimum criteria for health care facility emergency preparedness management in disaster preparedness, mitigation, response, and recovery.
  - 11-5.3.1* Identification of Emergency Response Personnel.
  - 11-5.3.2* Continuity of Essential Building Systems.
  - 11-5.3.3* Staff Management.
  - 11-5.3.4* Patient Management.
  - 11-5.3.8 Staff Education.
  - 11-5.3.9* Drills.

Chapter 12 Hospital Requirements

- the entity and that portion of its internal governing structure ...including building design, purchasing specifications, inspection procedures and training programs affecting such use.
NFPA 99-1999 Standard for HC Facilities

- Chapter 13 “Other” HC Center Facilities
  - ...safety requirements for facilities, or portions thereof, that provide diagnostic and treatment services to patients in hc facilities other than hospitals, nursing homes, or limited care facilities as defined in Chapter 2.

- Chapter 16 Nursing Home Requirements
  - 16-3.3 Electrical System Requirements.
  - 16-3.4 Gas and Vacuum System Requirements.

- Chapter 17 Limited Care Facility Requirements
  - 17-3.3 Electrical System Requirements.
  - 17-3.4 Gas and Vacuum System Requirements.

- Chapter 18 Elec & Gas Equip for Home
Chapter 19 Hyperbaric Facilities
- This chapter for the use of hyperbaric facilities is intended to provide protection against fire, explosion, and other hazards without unduly limiting the activities of professional personnel involved in patient (in the case of hospitals) or other care.

Chapter 20 Freestanding Birthing Centers
- 20-3.3 Electrical System Requirements.
- 20-3.4 Gas and Vacuum System Requirements.

Chapter 21 Referenced Publications

Appendix and Annex
WCBC Adopted Model Code…ICC Suite

- International Building Code
  - New Construction and Alteration
    - Subject Based Format
    - Prescriptive Code
- International Existing Building Code
  - Scoping and Application in existing buildings
    - Repairs, Alterations, Additions and Occupancy Changes
- International Mechanical Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Fire Code
  - Fire Prevention – Existing Buildings
WCBC Adopted Model Code…ICC suite

- **International Building Code**
  - ...protect the health, safety and welfare of the public and employees by establishing minimum standards for the **design, construction, maintenance and inspection** of public buildings and places of employment.

- **International Fire Code**
  - ...protect the health, safety and welfare of the public and employees by establishing minimum standards for the **use, operation and maintenance** of public buildings and places of employment.
Navigating the IBC…

- CHAPTER 1 SCOPE AND ADMINISTRATION
- CHAPTER 2 DEFINITIONS
- CHAPTER 3 USE AND OCCUPANCY CLASS
  - Institutional Occupancy – “I”
    - Hospital and Nursing home – “I-2”
- CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
  - 407 Group I-2
    - Hospital and Nursing Home specific
- CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
- CHAPTER 6 TYPES OF CONSTRUCTION
Navigating the IBC...

- CHAPTER 7 FIRE AND SMOKE PROTECTION
  - Fire walls, barriers and partitions
    - Construction
    - Components

- CHAPTER 8 INTERIOR FINISHES

- CHAPTER 9 FIRE PROTECTION SYSTEMS
  - Suppression
  - Detection

- CHAPTER 10 MEANS OF EGRESS
  - Minimum Standards
  - Components

- CHAPTER 11 ACCESSIBILITY
  - ICC/ANSI A117.1
Navigating the IBC…

- CHAPTER 12 INTERIOR ENVIRONMENT
- CHAPTER 13 ENERGY EFFICIENCY
  - IECC
- CHAPTER 14 EXTERIOR WALLS
  - Performance based
- CHAPTER 15 ROOF ASSEMBLIES AND STRUCTURAL DESIGN
  - Performance based
- CHAPTER 16 STRUCTURAL DESIGN
  - Chapters 17 through 25
- CHAPTER 17 STRUC TESTS/SPECIAL INSPECTION
- CHAPTER 16 - 25 STRUCTURAL DESIGN
  - General Design – Material Specific
Navigating the IBC…

- CHAPTER 26 PLASTIC
  - ...fire performance focus

- CHAPTER 27 ELECTRICAL
  - 2702 Emergency and Standby Power Systems

- CHAPTER 28 MECHANICAL SYSTEMS
  - IMC

- CHAPTER 29 PLUMBING SYSTEMS
  - 2902 Minimum Plumbing Facilities

- CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS
Navigating the IBC…Section 407

- Occupancies in Group I-2
  - 407.1 – 407.9
- 407.2 Corridors
  - Waiting and similar areas
  - Nurses’ stations
  - Mental health treatment
  - Gift shops
- 407.3 Corridor Walls
  - Corridor doors
  - Locking devices
- 407.4 Smoke Barriers
  - Refuge area
  - Independent egress
  - Horizontal assemblies
Navigating the IBC…Section 407

- 407.5 Automatic sprinkler system
  - 903.3.1.1
- 407.6 Fire Alarm System
  - 907.2.6
- 407.7 Automatic Fire Detection
- 407.8 Secured Yards
- 407.9 Hyperbaric facilities
Navigating the IEBC...

- **CHAPTER 1 SCOPE AND ADMINISTRATION**
  - The provisions of the *International Existing Building Code* shall apply to the *repair, alteration, change of occupancy, addition* and relocation of *existing buildings*.

- **CHAPTER 2 DEFINITIONS**

- **CHAPTER 3 PRESCRIPTIVE COMPLIANCE**
  - Prescriptive compliance method, *repairs, alterations, additions* and *changes of occupancy* complying with Chapter 3 of this code in buildings complying with the *International Fire Code*...
  - Work area compliance method, *repairs, alterations, additions*, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12...
Navigating the IEBC...

- CHAPTER 4 CLASSIFICATION OF WORK
  - Repair
  - Alteration Level 1 – 3
  - Change of Occupancy
  - Additions
    - Xxx

- CHAPTER 5 REPAIRS

- CHAPTER 6 ALTERATIONS LEVEL 1
  - ...no reconfiguration

- CHAPTER 7 ALTERATIONS LEVEL 2
  - ...reconfiguration

- CHAPTER 8 ALTERATIONS LEVEL 3
  - ...work area exceeds 50% of bldg
Navigating the IEBC...

- CHAPTER 9 CHANGE OF OCCUPANCY
  - With or without separation
- CHAPTER 10 ADDITION
- CHAPTER 11 HISTORIC BLDG
  - ...no reconfiguration
- CHAPTER 12 RELOCATED OR MOVED
  - ...reconfiguration
- CHAPTER 13 PERFORMANCE COMPLIANCE
  - Based on scored compliance balance...
Mixed Occupancies

- Business Occupancy
  - Administrative
  - Ambulatory Surgery Center

- Hazardous Occupancy
  - Quantities
  - Separation and Protection

- Storage Occupancy
  - Quantities
  - Separation and Protection

- Assisted Living
  - Residential or Licensed Care
SPS 364.0300 Health care facilities.

(1) This is a department rule in addition to the requirements in IMC chapter 3: In addition to the requirements in this code, the heating and ventilation systems for health care facilities only shall conform to the applicable provisions of The Facility Guidelines Institute (FGI) Guidelines for Design and Construction of Health Care Facilities, except as provided in sub. (2).

Note: The Guidelines for Design and Construction of Health Care Facilities are not intended for use in the design or construction of HVAC systems for other types of institutional health care facilities including community-based residential facilities (CBRFs) or residential care apartment complexes (RCACs).
SPS 364.0300 Health care facilities.

(2) (a) The requirements in parts 1 and 5 of FGI guidelines are not included as part of this chapter.

(b) This is a department rule in addition to the requirements in part 6 of the FGI guidelines: Addenda a, b, d, e and f for ASHRAE 170 are included as part of this chapter, except as provided in sub. 2.

(c) Substitute the following definition for the corresponding definition listed in ASHRAE 170 section 3: “Alteration”, has the meaning as given in IEBC section 202.

Note: IEBC section 202 defines “alteration” as “any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2, and Level 3”.
Administrative Rules DHS 124-Hospitals

- DHS 124.01 Authority, purpose and applicability. This chapter establishes standards for the construction, maintenance and operation of hospitals.
  - The chapter is promulgated under the authority of s. 50.36 (1), Stats.

- DHS 124.03 Approval by the department. (1) No hospital may operate in Wisconsin unless it is approved by the department.
Administrative Rules DHS 124-Hospitals

Subchapter V — Physical Environment

shall be constructed and maintained so that they are functional for delivery of hospital services appropriate to the needs of the community and with due regard for protecting the health and safety of the patients. ... all new, remodeled and existing construction unless otherwise noted.

DHS 124.28 Fire protection.

Fire protection adequate to ensure the safety of patients, staff and others ... fire systems, fire and smoke barriers, and ventilation shall be installed to ensure rapid and effective fire and smoke control.

DHS 124.29 Plans for new construction or remodeling.
- The hospital shall submit its plans and specifications for any new construction or remodeling to the department.

DHS 124.30 Review for compliance with this chapter and the state building code.
- The department shall review hospital construction and remodeling plans for compliance with this chapter and for compliance with chs. SPS 361 to 365...where chs. SPS 361 to 365 refer to the department of safety and professional services, those rules shall be deemed for purposes of review under this chapter to refer to the Department of Health Services.
Administrative Rules DHS 124-Hospitals

- **DHS 124.32 Patient rooms – general.**
  - **BED CAPACITY.**
  - **PRIVACY.**
  - **TOILET ROOM.**
    - access without entering the general corridor
    - serve no more than 4 beds and no more than 2 patient rooms.
    - handwashing sink shall be provided
    - new and remodeled construction, door to the patient toilet room shall swing into the patient room, or two-way hardware
    - minimum door width shall be 36” for new 32” for remodeled
  - **MINIMUM FLOOR AREA.**
    - 80 sq ft in multiple patient rooms and 100 sq ft in single patient rooms...distance between beds shall be at least 3 feet.
  - **MINIMUM FURNISHINGS.**

- **DHS 124.33 Isolation.**
DHS 124.34 Patient care areas.
- NURSING STATION OR ADMINISTRATIVE CENTER
- STAFF TOILET ROOM
- UTILITY AREAS
- SHOWER OR BATH
- EQUIPMENT AND SUPPLIES STORAGE
- CORRIDORS AND PASSAGEWAYS
- HOUSEKEEPING CLOSET
- PATIENT CALL SYSTEM
Administrative Rules DHS 124-Hospitals

- DHS 124.35 Additional requirements for particular patient care areas.
  - SPECIAL CARE UNITS.
    - In new construction, viewing panels shall be provided in doors and walls for nursing staff observation of patients.
    - In new construction a sink equipped for handwashing and a toilet shall be provided in each private patient room on special care units.
    - In new construction...beds shall be arranged to permit visual observation from the nursing station.
    - In existing facilities, if visual observation is not possible from the nursing station, staffing or television monitoring shall permit continuous visual observation.
    - In new construction the dimensions and clearances shall be as follows:
      - Single bed rooms minimum of 10 feet by 12 feet;
      - Multi–bed rooms minimum clearance between beds 7 feet.
DHS 124.35 Additional requirements for particular patient care areas.

PSYCHIATRIC UNITS. The requirements for patient rooms under s. DHS 124.34 apply to patient rooms in psychiatric nursing units and psychiatric hospitals except as follows:

- In new construction and remodeling a staff emergency call system shall be included. Call cords from wall-mounted stations of individual patient rooms may be removed when justified by psychiatric program requirements.
- Doors to patient rooms and patient toilet room doors may not be lockable from the inside.
- Patients’ clothing and personal items may be stored in a separate designated area which is locked.
- Moveable hospital beds are not required for ambulatory patients.
DHS 124.35 Additional requirements for particular patient care areas.

SURGICAL AND RECOVERY FACILITIES. (a) Facilities within the surgical suite shall include:

- At least one room equipped for surgery and used exclusively for that purpose
- A scrub room or scrub area adjacent to the room used for surgery
- A clean-up or utility room
- Storage space for sterile supplies
- In each operating room, means for calling in an emergency
- Housekeeping facilities...
- A flash sterilizer...
- The surgical suite ...discourage unrelated traffic through the suite
- The room for post anesthesia recovery minimum supplies...
- Oxygen and suctioning equipment...
DHS 124.35 Additional requirements for particular patient care areas.

LABOR AND DELIVERY UNITS. (a) The labor and delivery unit shall be located and arranged to discourage unrelated traffic through the unit.

- At least one room equipped as a delivery room
- A labor room adjacent to or near the delivery room;
- A scrub-up room adjacent to the delivery room;
- A clean-up or utility room with a flush-rim clinical sink
- A separate janitor’s closet
- A means of calling for assistance in an emergency
- Oxygen and suctioning equipment
- In new construction, adjustable examination and treatment lights
- In new construction, if there is a recovery room, contain at least 2 beds min area of 80 square feet per bed
NURSERY UNITS. If the hospital has a maternity service, a separate nursery or nurseries for newborn infants shall be provided which shall have:

- In new construction, a connecting workroom, a nursing station
- For a full-term nursery, 24 square feet per bassinet;
- For an intermediate nursery, 30 square feet per bassinet;
- For an isolation nursery, 40 square feet per bassinet; and
- Min of 2 ft between bassinets, 3 ft between new
- An infant sleeping unit for each infant;
- A clock; and
- At least one approved isolation–type sleeping unit;
- Space for necessary housekeeping
- An examination area and work space for each nursery
DHS 124.35 Additional requirements for particular patient care areas.

- ISOLATION NURSERY. (a) If an isolation nursery is provided in new construction:
  - The isolation nursery shall be within the general nursery area and may not open directly to another nursery; and
  - Access to the isolation nursery shall be through an anteroom.
  - A private patient room with handwashing facilities may be used as an isolation nursery.

- (7) POSTPARTUM LOUNGE AREA. The lounge and dining room when provided for maternity patients shall be separate from other areas.
DHS 124.36 Other physical environment.

(1) RAISED THRESHOLDS. Raised thresholds shall be easily crossed by equipment on wheels.

(2) EMERGENCY FUEL AND WATER. The hospital shall make provision for obtaining emergency fuel and water supplies.

(3) EMERGENCY LIGHTING SYSTEM. The emergency lighting system and equipment shall be tested at least monthly.

(4) DIAGNOSTIC AND THERAPEUTIC FACILITIES, SUPPLIES AND EQUIPMENT. ...shall be sufficient to permit medical and nursing staffs to provide an acceptable level of patient care.
DHS 124.36 Other physical environment.

- **(5) WALLS AND CEILINGS.** Patient rooms and patient care areas shall have walls and ceilings with smooth, washable surfaces. ...walls and ceilings shall be kept in good repair. Loose, cracked or peeling wallpaper and paint on walls and ceilings shall be replaced or repaired. Washable ceilings shall be provided in surgery rooms, delivery rooms, the nursery, intensive care units, recovery rooms, kitchens, dishwashing rooms, janitor closets and utility rooms.
DHS 124.36 Other physical environment.

(6) FLOORS. All floor materials shall be easy to clean and have wear and moisture resistance appropriate for the location. Floors in areas used for food preparation or food assembly shall be water-resistant and grease-proof and shall be kept clean and in good repair.

(7) CORDS. Electrical cords shall be maintained in good repair.
DHS 124.36 Other physical environment.

- (8) CARPETING. (a) Carpeting may not be installed in rooms used primarily for food preparation and storage, dish and utensil washing, cleaning of linen and utensils, storage of janitor supplies, laundry processing, hydrotherapy, toileting and bathing, resident isolation or patient examination.

- ...flamespread rating of 75 or less when tested in accordance with standard 255 of the NFPA, 1981 edition, or a critical radiant flux of more than 0.45 watts per square centimeter when tested in accordance with standard 253 of the NFPA, 1978 edition.
DHS 124.36 Other physical environment.

- (9) ACOUSTICAL TILE. Acoustical tile shall be noncombustible.
- (10) WASTEBASKETS. Wastebaskets shall be made of noncombustible materials.
- (11) FIRE REPORT. All incidents of fire in a hospital shall be reported to the department within 72 hours.
DHS 124.37 Applicability. This subchapter applies to the department and to all hospitals designated by the department as critical access hospitals.
Admin Rules DHS 132-Nursing Homes

- **DHS 132.12 Scope.** All nursing homes licensed under s. 50.03, Stats., are subject to all the provisions of this chapter...nursing homes include those owned and operated by the state, counties, municipalities, or other public bodies.

- Nursing homes are also subject to the provisions in ch. 50, Stats., and chs. SPS 361 to 365, except s. SPS 361.31 (3). Federally certified nursing homes are also subject to the provisions contained in 42 CFR 483.
DHS 132 Sub VII  Physical Environment

- DHS 132.71 Furniture, equipment and supplies.
  - FURNITURE IN RESIDENT CARE AREAS
  - RESIDENT CARE EQUIPMENT
  - OXYGEN
DHS 132 Sub VII  Physical Environment

- DHS 132.72 Housekeeping services.
  - CLEANING
  - POISONS
  - GARBAGE
  - PEST CONTROL
Sub VIII Life Safety, Design & Construction

- **DHS 132.812 Review for compliance with this chapter and the state building code.**
  - 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. SPS 361 to 365...where chs. SPS 361 to 365 refer to the department of safety and professional services, those rules shall be deemed for purposes of review under this chapter to refer to the Department of Health Services.
Sub VIII  Life Safety, Design & Construction

- **DHS 132.82 Life safety code.**
  - 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.
RESIDENT SAFETY AND DISASTER PLAN.

- Each facility shall have a written procedure which shall be followed in case of fire or other disasters, ...specify persons to be notified...locations of alarm signals...fire extinguishers...evacuation routes...etc...
- All employees shall be oriented to this plan and trained to perform assigned tasks...
- The plan shall be available at each nursing station...
- The plan shall include a diagram of the immediate floor area ...
- The diagram shall be posted in conspicuous locations in the corridor throughout the facility.
Sub VIII  Life Safety, Design & Construction

- **Drills.**
  - Fire drills shall be held at irregular intervals at least 4 times a year on each shift ...

- **Fire inspections.**
  - At least semiannual inspection ...
  - Certification by the local fire authority ...
  - 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

- **Fire report.**
  - All incidents of fire in a facility shall be reported to the department within 72 hours
Sub VIII  Life Safety, Design & Construction

- **DHS 132.83 Safety and systems.**
  - The building shall be maintained in good repair and kept free of hazards such as those created by any damaged or defective building equipment.
  - *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.
    - 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.
Sub VIII  Life Safety, Design & Construction

- DHS 132.83 Safety and systems.
  - EMERGENCY POWER.
    - Emergency electrical service with an independent power source shall be provided. The service may be battery operated if effective for at least 4 hours.
  - MECHANICAL SYSTEMS
    - Water supply.
      - A potable water supply shall be maintained at all times
      - An adequate supply of hot water shall be available at all times. ...may not exceed the range of 110–115º F.
      - The heating and air conditioning systems shall be capable of maintaining adequate temperatures and providing freedom from drafts
Sub VIII  Life Safety, Design & Construction

DHS 132.83 Safety and systems.

- **General lighting.**
  - Period C facilities shall have night lighting

- **Ventilation.**
  - In period C facilities 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.**
  - 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.
  - 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.
Sub VIII  Life Safety, Design & Construction

- **DHS 132.83 Safety and systems.**
  - *Electrical.*
    - In period B and C facilities at least one duplex–type outlet shall be provided for every resident’s bed
    - In new construction begun after the effective date of this chapter, at least 2 duplex–type outlets shall be provided for each bed
DHS 132.84 Design.

- RESIDENTS’ ROOMS.
  - Sexes shall be separated by means of separate wings, floors, or rooms, except in accordance with s. 50.09 (1) (f) 1, Stats.
  - No bedroom housing a resident shall open directly to a kitchen or laundry
  - The beds shall be arranged so that the beds shall be at least 3 feet apart...
  - A closet or locker shall be provided for each resident in each bedroom...
  - In period A and B facilities, each bed in a multiple-bed room shall have a flameproof cubicle curtain...
DHS 132.84 Design.

- RESIDENTS’ ROOMS.
  - 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.
  - In period A and B facilities separate toilet and bath facilities shall be provided for male and female residents.
  - In period C facilities every tub, shower, or toilet shall be separated in such a manner that it can be used independently and afford privacy.
STAFF STATIONS AND OTHER REQUIRED FACILITIES

- A staff work station whose location allows staff to provide services to all living areas, resident bedrooms and resident use spaces.
- Space for storage of linen, equipment and supplies, unless a central space for storage is provided.
- Secure medicine preparation...a well-lit, 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.
RESIDENT AND STAFF COMMUNICATION.

…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.

Note: Underwriter’s Laboratory (UL) is an example of an independent testing laboratory.
FOOD SERVICE.

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. ...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.
DHS 132.84 Design.

- 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:
    - The use of these rooms does not interfere with the services provided to the residents;
    - The administrator takes reasonable steps to ensure that the health, safety and rights of the residents are protected.
Assisted Living Models

- Chapter DHS 83
  - COMMUNITY–BASED RESIDENTIAL FACILITIES

- Chapter DHS 88
  - LICENSED ADULT FAMILY HOMES

- Chapter DHS 89
  - RESIDENTIAL CARE APARTMENT COMPLEXES
This chapter is promulgated under the authority of State statute to establish licensing standards for the operation of adult family homes in order to protect and promote the health, safety and welfare of persons residing in and receiving care and maintenance in these homes.

“Adult family home” or “home” means a place where 3 or 4 adults not related to the licensee reside in which care, treatment or services above the level of room and board but not including nursing care are provided.
DHS 88 Licensed Adult Family Homes

- **SPS 320.02 Scope.** (1) GENERAL. The provisions of this code apply to all of the following:
  - Adult family homes providing care, treatment and services for 3 or 4 unrelated adults built on or after the effective dates under s. SPS 320.03.

- **SPS 320.03 Effective date.** The effective date of ch. SPS 322 is December 1, 1978. The effective date of chs. SPS 320, 321, 323, 324 and 325 is June 1, 1980.
DHS 89 Residential Care Apt Complexes

- This chapter applies to the department and to all *residential care apartment complexes* operating in Wisconsin.

- This chapter *does not apply* to nursing homes, community-based residential facilities or hospitals or to congregate housing or housing for the elderly.
Wisconsin Law-Statutes Bldg Requirements

- **SPS 361.04 Definitions.** (14) “Multifamily dwelling” has the meaning given in s. 101.971 (2), Stats.

- Section 101.971 (2), Stats., reads as follows: “ ‘Multifamily dwelling’ means an apartment building, rowhouse, town house, condominium...as defined in s. 101.71 (6), that does not exceed 60 feet in height or 6 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. ‘Multifamily dwelling’ does not include a facility licensed under ch. 50.”
DHS 83 COMMUNITY-BASED RESIDENTIAL FACILITY

- **SPS 320.02 Scope. (1) GENERAL.** The provisions of this code apply to all of the following:
  - (c) Community-based residential facilities providing care, treatment and services for 5 to 8 unrelated adults built on or after the effective dates under s. SPS 320.03.

- **SPS 320.03 Effective date.** The effective date of ch. SPS 322 is December 1, 1978. The effective date of chs. SPS 320, 321, 323, 324 and 325 is June 1, 1980.
Under s. 50.01 (1g), Stats., as referenced in s. 101.01 (12), Stats., “community-based residential facility” means a place where 5 or more adults who are not related to the operator or administrator and who do not require care above intermediate level nursing care reside and receive care, treatment or services that are above the level of room and board but that include no more than 3 hours of nursing care per week per resident.