

Contents

Preface	xi		
Acknowledgments	xiii		
About this Document	xvii		
Glossary	xxiii		
List of Acronyms	xxix		
Part 1 General			
1.1 Introduction	1		
1.1-1 General	1		
1.1-2 New Construction	1		
1.1-3 Renovation	1		
1.1-4 Government Regulations	3		
1.1-5 Building Codes and Standards	4		
1.1-6 Equivalency Concepts	5		
1.1-7 English/Metric Measurements	5		
1.1-8 Codes, Standards, and Other Documents Referenced in the <i>Guidelines</i>	5		
1.2 Planning/Predesign Process	11		
1.2-1 General	11		
1.2-2 Functional Program	11		
1.2-3 Resident Safety Risk Assessment	14		
1.2-4 Environment of Care Requirements	25		
1.2-5 Planning Considerations and Requirements	29		
1.3 Site Selection	33		
1.3-1 General	33		
1.3-2 Location	33		
1.3-3 Functional Site Requirements	33		
1.4 Design and Construction Considerations and Requirements	35		
1.4-1 General	35		
1.4-2 Design Considerations and Requirements	35		
1.4-3 Renovation	36		
1.4-4 Record Drawings and Manuals	37		
1.5 Equipment	39		
1.5-1 General	39		
1.5-2 Equipment Classification	40		
1.5-3 Equipment Requirements	40		
1.5-4 Space Requirements for Equipment	40		
1.6 Commissioning	41		
1.6-1 General	41		
1.6-2 Total Building Commissioning Requirements	41		
1.6-3 TBC Activities	42		
		Part 2 Common Elements for Residential Health, Care, and Support Facilities	
		2.1 Site Elements	47
		2.1-1 General	47
		2.1-2 Facility/Community Access	47
		2.1-3 Site Features	48
		2.1-4 Building Orientation	49
		2.1-5 Environmental Pollution Control	50
		2.2 Design Criteria	51
		2.2-1 General	51
		2.2-2 Sustainable Design Criteria	51
		2.2-3 Bariatric Design Criteria	57
		2.2-4 Design Criteria for Dementia, Mental Health, and Cognitive and Developmental Disability Facilities	58
		2.3 Design Elements	63
		2.3-1 General	63
		2.3-2 Resident, Participant, and Outpatient Areas	63
		2.3-3 Diagnostic and Treatment Areas	66
		2.3-4 Facilities for Support Services	68
		2.4 Design and Construction Requirements	77
		2.4-1 General	77
		2.4-2 Architectural Details, Surfaces, and Furnishings	77
		2.5 Building Systems	89
		2.5-1 General	89
		2.5-2 Plumbing Systems	89
		2.5-3 Heating, Ventilation, and Air-Conditioning Systems	92
		2.5-4 Electrical Systems	95
		2.5-5 Communications Systems	96
		2.5-6 Electronic Safety and Security Systems	98
		2.5-7 Daylighting and Artificial Lighting Systems	99
		2.5-8 Acoustic Design Systems	100
		2.5-9 Elevator Systems	102
		Part 3 Residential Health Facilities	
		3.1 Common Elements for Residential Health Facilities	111
		3.1-1 General	111
		3.1-2 Resident Areas	112
		3.1-3 Diagnostic and Treatment Areas	115
		3.1-4 Facilities for Support Services	116
		3.1-5 Design and Construction Requirements	118
		3.1-6 Building Systems	120

CONTENTS

3.2 Specific Requirements for Nursing Homes	125	Part 5 Non-Residential Support Facilities	
3.2-1 General	125	5.1 Common Elements for Non-Residential Support Facilities	197
3.2-2 Resident Areas	126	5.1-1 General	197
3.2-3 Diagnostic and Treatment Areas	132	5.1-2 Participant and Outpatient Areas	199
3.2-4 Facilities for Support Services	135	5.1-3 Diagnostic and Treatment Areas	199
3.2-5 Design and Construction Requirements for Nursing Homes	137	5.1-4 Facilities for Support Services	199
3.2-6 Building Systems	138	5.1-5 Design and Construction Requirements	199
3.3 Specific Requirements for Hospice Facilities	143	5.1-6 Building Systems	200
3.3-1 General	143	5.2 Specific Requirements for Adult Day Care and Adult Day Health Care Facilities	205
3.3-2 Resident Areas	144	5.2-1 General	205
3.3-3 Diagnostic and Treatment Areas	147	5.2-2 Participant Areas	206
3.3-4 Facilities for Support Services	147	5.2-3 Diagnostic and Treatment Areas	208
3.3-5 Design and Construction Requirements	149	5.2-4 Facilities for Support Services	208
3.3-6 Building Systems	150	5.2-5 Design and Construction Requirements	212
Part 4 Residential Care and Support Facilities		5.2-6 Building Systems	212
4.1 Common Elements for Residential Care and Support Facilities	155	5.3 Specific Requirements for Wellness Centers	215
4.1-1 General	155	5.3-1 General	215
4.1-2 Resident Areas	156	5.3-2 Participant Areas	215
4.1-3 Diagnostic and Treatment Areas	156	5.3-3 Diagnostic and Treatment Areas	218
4.1-4 Facilities for Support Services	156	5.3-4 Facilities for Support Services	218
4.1-5 Design and Construction Requirements	156	5.3-5 Design and Construction Requirements	219
4.1-6 Building Systems	157	5.3-6 Building Systems	220
4.2 Specific Requirements for Assisted Living Facilities	159	5.4 Specific Requirements for Outpatient Rehabilitation Therapy Facilities	223
4.2-1 General	159	5.4-1 General	223
4.2-2 Resident Areas	162	5.4-2 Outpatient Areas	224
4.2-3 Diagnostic and Treatment Areas	165	5.4-3 Diagnostic and Treatment Areas	224
4.2-4 Facilities for Support Services	165	5.4-4 Facilities for Support Services	227
4.2-5 Design and Construction Requirements	169	5.4-5 Design and Construction Requirements	228
4.2-6 Building Systems	171	5.4-6 Building Systems	229
4.3 Specific Requirements for Independent Living Settings	179	Part 6 Ventilation of Health Care Facilities	
4.3-1 General	179	ANSI/ASHRAE/ASHE Standard 170-2013: <i>Ventilation of Health Care Facilities</i>	233
4.3-2 Resident Areas	181	Index	261
4.3-3 Reserved	184		
4.3-4 Facilities for Support Services	184		
4.3-5 Design and Construction Requirements	186		
4.3-6 Building Systems	188		

List of Tables

Part 1

Table 1.2-1: Resident Safety Risk Assessment Components	32
---	----

Part 2

Table A2.2-b: Maximum Concentration of Air Pollution Relevant to Indoor Air Quality	62
Table 2.5-1: Hot Water Use—Residential Health, Care, and Support Facilities	102
Table 2.5-2: Minimum Maintained Average Illuminance	103
Table A2.5-a: Maximum Length of Hot Water System Pipe or Tube	104
Table 2.5-3: Categorization of Residential Health, Care, and Support Facility Sites by Exterior Ambient Sound	105
Table A2.5-b: Approximate Distance of Noise Sources for Use in Categorization of Residential Health, Care, and Support Facility Sites by Exterior Ambient Sound	105
Table 2.5-4: Minimum Design Room Sound Absorption Coefficients	106
Table 2.5-5: Maximum Design Criteria for Noise in Interior Spaces Caused by Building Systems	106
Table 2.5-6: Design Criteria for Minimum Sound Isolation Performance Between Enclosed Rooms	107
Table 2.5-7: Design Criteria for Speech Privacy for Enclosed Rooms and Open-Plan Spaces	107
Table 2.5-8: Maximum Limits on Floor Vibration Caused by Footfalls in Residential Health, Care, and Support Facilities	107

Part 3

Table A3.2-a: Nursing Home Care Model Characteristics	139
Table A3.3-a: Hospice Care Model Characteristics	150

Part 4

Table A4.2-a: Assisted Living Facility Type Characteristics	176
---	-----