

## General Information

### 2. Rule or section catchline:

R432-4. General Construction.

### 3. Purpose of the new rule or reason for the change:

The purpose of this amendment is to address public comments received in the previous filing and update and add materials incorporated by reference that were removed from the previous filing.

### 4. Summary of the new rule or change:

This amendment references the Centers for Medicare and Medicaid Services and State Fire Marshal's authority as they apply to health care facility design and construction in Section R432-4-1.

- It adds Section R432-4-3 Incorporations by Reference, which outlines the external materials that the Office of Licensing (OL) will reference for the design and construction of health care facilities. There have always been incorporations by reference addressing these items, and OL received public comments from the previous amendment filing indicating that the removal of certain materials would pose a safety risk to the populations served in health care facilities. As a result, the incorporations are being added back to the rule in a single section for easy reference with content updated to reflect them throughout the rest of the rule document.
- It defines licensee to include an applicant so the repetitive wording could be removed from the rule.
- Other changes align terminology and content by removing those items from individual construction rules and placing only content applicable to all construction in this rule (Sections 16-22), thus freeing up individual rules for content specific only to that license category.
- This amendment does not introduce any new requirements for licensees, but consolidates requirements into a single rule.

## **R432. Health and Human Services, Health Care Facility Licensing.**

### **R432-4. General Construction.**

#### **R432-4-1. Authority and Purpose.**

(1) This rule is authorized by Section 26B-2-202.

(2) The purpose of this rule is to promote the health and welfare of individuals receiving services by establishing design and construction requirements for the following types of health care facilities:

(a) abortion clinics;

(b) birthing centers;

(c) critical access hospitals;

(d) end stage renal disease facilities;

(e) freestanding ambulatory surgical centers;

(f) general hospitals;

(g) hospice inpatient facilities;

(h) nursing care facilities;

(i) rural emergency hospitals.

(j) small health care facilities; and

(k) specialty hospitals.

(3) This rule supplements:

(a) Centers for Medicare and Medicaid Services (CMS) construction and design requirements that apply to a health care facility certified by CMS as outlined in 42 CFR 482 and 483 (2025);

(b) requirements in Rule R710-4 that apply to the construction of each health care facility; and

(c) requirements in Title 15A, State Construction and Fire Codes Act, that apply to the construction of each health care facility.

#### **R432-4-2. Definitions.**

Terms used in each construction rule under Title R432 are defined in Section 26B-2-201, Rules R432-1 and R380-600. Additionally:

(1) "Common area" means a public or shared space including any dining room, lobby, recreation room, and similar space in a health care facility.

(2) "Construction documents" means written, graphic, and pictorial documents prepared or assembled for describing the design, location, and physical characteristics of the elements of a project necessary for obtaining a building permit and license for operation.

(3) "Licensee" means as defined in Rule R432-1 and includes a license applicant for the construction of a health care facility.

(4) "Nursing care facility" means the licensed site where patients reside and receive health care assistance provided by or under the direction of licensed nursing personnel.

(5) "Nursing unit" means a designated area within a hospital or long-term care facility where nursing care is provided to no more than 60 patients; encompassing a nursing station, patient rooms, and necessary support, storage and work areas.

(6) "Office" means a designated space separated from any other use that is enclosed by walls and has a door for access. When the term office is not used to distinguish a space, complete enclosure by walls and a door for access is not required and the space may be used to accommodate multiple services in that space.

(7) "Patient or resident" means a patient as defined in Rule R432-1 when the facility is designed to serve medical needs and resident when the facility is designed to provide 24-hour personal care that may or may not involve medical care.

(8) "Room" means a designated space separated from any other use that is enclosed by walls and has a door for access. When the term room is not used to distinguish a space, complete enclosure by walls and a door for access is not required and the space may be used to accommodate multiple services in that space.

(9) "Service area" means a designated space that houses auxiliary functions that do not routinely involve contact with any client, patient or resident, or the public and includes each kitchen, elevator machine room and shaft, laundry, garage, maintenance room, boiler, mechanical equipment room and similar restricted spaces of high noise.

### **R432-4-3. Incorporations by Reference.**

The following materials are incorporated by reference to apply to the construction and design of health care facilities as identified in each construction rule under Title R432:

(1) Americans with Disabilities Act Standards for Accessible Design (ADASAD), 2010 Edition;

(2) The Facilities Guidelines Institute (FGI) Guidelines for Design and Construction of Hospitals, 2022 Edition;

(a) Part 1, General;

(i) Chapter 1.1 excluding sections 1.1-4 and 1.1-5;

(ii) Chapter 1.2, sections 1.2-1.1, 1.2-2, 1.2-4.2, 1.2-6.1, 1.2-6.6, and 1.2-7;

(iii) Chapter 1.3; and

(iv) Chapter 1.4;

(b) Part 2 Hospital Facility Types, as applicable to the construction-type, Chapters 2.1 through 2.6, excluding section 2.1-5.2; and

(c) Part 3, 3 of Health Care Facilities.

(3) The FGI Guidelines for Design and Construction of Outpatient Facilities, 2022 Edition;

(a) Part 1, General;

(i) Chapter 1.1, excluding sections 1.1-4 and 1.1-5;

(ii) Chapter 1.2, sections 1.2-1.1, 1.2-2, 1.2-4.2, 1.2-6.1 and 1.2-7;

(iii) Chapter 1.3; and

(iv) Chapter 1.4;

(b) Part 2, Outpatient Facilities;

(i) Chapters 2.1 through 2.7 excluding section 2.1-5.2;

(ii) Chapter 2.9;

(iii) Chapter 2.11;

(iv) Chapter 2.12; and

(v) Chapter 2.14; and

(c) Part 3, Ventilation of Health Care Facilities; and

(4) The FGI Guidelines for Design and Construction of Residential Health, Care, and Support Facilities, 2022 Edition;

(a) Part 1, General;

(i) Chapter 1.1 excluding sections 1.1-4 and 1.1-5;

(ii) Chapter 1.2, sections 1.2-1.1, 1.2-2, 1.2-4.2, 1.2-6.1, and 1.2-7;

(iii) Chapter 1.3; and

(iv) Chapter 1.4;

(b) Part 2, Common Elements, Chapter 2.1, excluding section 2.1-4.2;

(c) Part 3, Residential Health Facilities;

(i) Chapter 3.1; and

(ii) Chapter 3.2;

(d) Part 5, Nonresidential Support Facilities, Chapter 5.3; and

(e) Part 6, Ventilation of Health Care Facilities.

### **R432-4-4. Construction Codes Compliance.**

(1) The licensee shall ensure newly constructed facilities and additions or remodeled spaces of existing facilities comply with each applicable section under Title 15A, State Construction and Fire Codes Act, and each applicable construction rule under Title R432 in effect on the date when OL received construction documents for review.

(2) Before use of newly constructed facilities and additions or remodeled spaces of existing facilities a licensee shall:

(a) obtain a certificate or other documentation of fire clearance and submit the documentation to OL including:

(i) a fire clearance from the State Fire Marshal's Office for facilities under the jurisdiction of the State Fire Marshal's Office according to R710-4; or

(ii) fire clearance from the fire marshal having jurisdiction for any facility not under the jurisdiction of the State Fire Marshal's Office;

(b) obtain documentation of compliance with Title 15A, State Construction and Fire Codes Act from the local building authority having jurisdiction in the form of a certificate of occupancy and submit the documentation to OL; and

(c) maintain documentation of compliance with codes and guidelines regarding paint, carpet, wall coverings, and other new materials installed as part of any refurbishing project.

(3) The licensee shall comply with new construction requirements in effect on the date when OL received construction documents for review for:

(a) a new facility;

(b) an existing, currently licensed facility adding a new license classification;

(c) an existing, currently licensed facility changing classification; or

(d) relicensing an existing licensed facility that has a lapsed or terminated license.

(4)(a) Before using the facility, the licensee shall ensure any necessary equipment is provided to meet the care and safety needs of each patient or resident.

(b) Except as outlined in Section R432-4-15, if a conflict exists between Rule R432-4 and any other requirement of Title R432, the individual rule category requirement shall govern.

(c) If an authority with jurisdiction adopts a more restrictive requirement than those of Rule R432-4, the more restrictive requirement shall govern.

(5)(a) The licensee shall comply with any applicable law, ordinance, and code before occupying any space to provide healthcare to a patient or resident.

(b) The licensee shall provide compliance documentation, including testing reports and certification, to OL upon request.

(c) The licensee shall ensure any test method is done by an approved agency in compliance with recognized test specifications.

(6) The licensee of an abortion clinic shall comply with the FGI Guidelines for Design and Construction of Outpatient Facilities chapters 2.1 and 2.2 in addition to the chapters referenced in Section R432-4-3

**R432-4-5. Additions, Alterations, Refurbishing, Remodeling, Renovation, and Repairs to Existing Facilities.**

(1) If a remodeled or refurbished area or the area of an addition of any building, wing, floor, room, or service area exceeds 50% of the total square foot area of the building, wing, room, floor, or service area, the licensee shall:

(a) comply with each applicable construction rule under Title R432 governing new construction in effect on the date when OL received the construction documents for review; and

(b) ensure the entire building, wing, floor, room, or service area is brought into compliance with each applicable section under Title 15A, State Construction and Fire Codes Act in effect on the date when OL received construction documents for review.

(2) During any construction, alteration, refurbishing, remodeling, renovation, and repair of an occupied facility, the licensee shall maintain the safety level that existed before the start of work.

(3) The licensee shall ensure that each project involving construction, alteration, refurbishing, remodeling, renovation, and repair of an occupied facility is scheduled and phased to minimize disruption to any occupants of the facility and to protect each occupant against construction traffic, dust, and dirt from the construction site.

(4) The licensee shall ensure that any installation and new materials comply with each applicable code, guideline and construction rule under Title R432 in effect when OL receives the construction documents.

**R432-4-6. Campus and Contracted Facilities.**

(1) The licensee shall ensure any housing area, treatment area, diagnostic area, and facility used by a patient or resident is constructed in accordance with the requirements of Rule R432-4 if:

(a) the area will be used by a patient or resident who is physically or mentally incapable of taking independent life-saving action in an emergency; or

(b) the prescribed or administered treatment makes the patient or resident incapable of taking independent life-saving action in an emergency, or due to a physical or chemical restraint.

(2) If a campus-type facility has separate buildings, the licensee shall ensure each building is located on the same site within 150 feet of each other.

(3) The licensee shall ensure each patient or resident unit is connected to bathing facilities and common areas by enclosed temperature-controlled corridors.

(4) The licensee may count recreation and dining spaces that are also utilized by residents of other licensed health care facilities within the same campus in determining common area space as long as each applicable code and space requirement is met for each licensed site and the shared space is accessible without the need to pass through corridors or resident care areas of another licensed facility.

**R432-4-7. Construction Plans Review.**

(1) Before submitting documents for a construction plans review and inspection, the licensee may schedule a conference with OL representatives, the licensee's architect, and the licensee to explain the required plans review process.

(2) The licensee shall submit the following for OL review:

(a) a notice of intent;

(b) a functional program as outlined in Section R432-4-6;

(c) construction documents as outlined in Section R432-4-7; and

(d) any other document that verifies compliance with each applicable code, guideline, or construction rule under Title R432 or Title 15A.

(3) The licensee shall pay a construction plan review fee and construction inspection fee in accordance with the fee schedule approved by the Legislature.

(4) OL shall review the material submitted by the licensee and provide a:

(a) letter of approval; or

(b) report of modifications required to comply with construction standards.

(5) Construction plans approval by OL does not relieve the licensee of responsibility for compliance with this rule.

(6)(a) If construction has not commenced, construction plans approval expires 12 months after the date of OL's approval letter or the latest plans review correspondence between the licensee and OL.

(b) For OL to restore or reconsider approval, the licensee shall:

(i) resubmit construction documents;

(ii) submit a new construction plans review fee; and

(iii) obtain a new letter of approval from OL.

**R432-4-8. Functional Program.**

The licensee shall ensure the functional program documentation includes:

(1) a description of anticipated inpatient and outpatient workloads;

(2) a description of protections from the weather for patients or residents during transport between buildings;

(3) an infection control risk assessment to determine the need for the number and types of isolation rooms;

(4) any ancillary services required to support each function or program;

(5) any services offered, including a detailed description of each service;

(6) any services offered under contract by outside providers and the required in-house facilities to support those services;

(7) any services shared with other licensure categories or functions;

(8) any special requirement that could affect the building, including:

(a) a list of specialized equipment that could require a special dedicated service or special structure;

(b) any exhaust system;

(c) any filter on an air conditioning system;

(d) any laboratory hood;

(e) any medical gas;

(f) any special electrical requirement; and

(g) any other special mechanical requirement;

- (9) any use of physical or chemical restraints;
- (10) area requirements for each service offered, stated in net square feet;
- (11) if a building is designed for expansion, a description of how essential core services will accommodate increased demand;
- (12) if provided, specialized seclusion treatment rooms, including staff monitoring procedures;
- (13) inpatient services, treatment areas, or diagnostic facilities planned or anticipated to be housed in other buildings;
- (14) the age range of the intended patient or resident;
- (15) the type and use of general or local anesthetics;
- (16) the licensee's interdepartmental relationships;
- (17) the physical and mental condition of intended patients or residents;
- (18) the purpose and proposed license category of the facility;
- (19) the type and use of general or local anesthetics; and
- (20) x-ray facilities, nurse call systems, communication systems, and other special systems.

#### **R432-4-9. Construction Documents.**

- (1) The licensee shall submit one printed set of construction documents to OL, including drawings and specifications representing any products, materials, and methods of construction and show any equipment necessary for the construction and operation of the proposed facility.
- (2) The licensee shall ensure that the seal of a Utah-licensed architect is affixed to any working drawings and specifications for new construction, additions, or remodeling in compliance with Section 58-3a-602.
- (3) The licensee shall ensure drawings are drawn to scale and include the following information describing the work:
  - (a) a construction code analysis listing the occupancy classification and the construction-type;
  - (b) a list of applicable building codes;
  - (c) any means of egress;
  - (d) the engineered drawings and specifications for each mechanical, electrical, plumbing, and auxiliary system;
  - (e) the location and size or capacity of any public utilities;
  - (f) the number of inpatient beds;
  - (g) the provisions for, and method of the installation of equipment that requires a dedicated building service, special structure, or major function of space;
  - (h) the relationships of departments to each other;
  - (i) the relationships of departments to support and common facilities;
  - (j) the relationships of rooms and spaces within departments;
  - (k) the square footage area and dimensions of each room;
  - (l) the subdivision of each smoke compartment;
  - (m) the total square footage area of any addition, alteration, repair, renovation, refurbishment or remodel of an existing facility; and
  - (n) the total square footage area of each story of the building for new construction and each story impacted by new work in an existing building.
- (4) The licensee shall include the following information in the construction documents for any construction project involving site improvements or modification:
  - (a) the location of the building on the site and access to the building for public, emergency, and service vehicles;
  - (b) the site grading and drainage; and
  - (c) any unusual site conditions, including easements that might affect the building.
- (5) If, during a construction plans review or during construction, the work deviates from the original construction plan, the licensee shall submit revised construction documents showing the extent and scope of the changes to OL for review.

#### **R432-4-10. Construction Without Construction Plans Approval.**

- (1) If construction is commenced before OL approves the construction plans, OL may issue a license only after OL reviews as-built drawings and conducts a construction inspection.
- (2) The licensee shall correct any noncompliant items found during the OL construction plans review and pay the construction plans review and inspection fees before patient or resident utilization of the space.

#### **R432-4-11. Existing Buildings Without Construction Documents.**

- (1) If construction documents are not available for existing buildings or for facilities requesting an initial license or license change in capacity, or category change, the licensee may submit to OL the following information:
  - (a) a functional program described in Section R432-4-9; and
  - (b) a report identifying required modifications to bring the building into compliance with each applicable code, guideline or construction rule for the requested licensure category.
- (2) The licensee shall request an OL pre-construction inspection for information.
- (3) Following submission of documents and pre-inspection, OL shall provide a:
  - (a) letter of approval; or
  - (b) report of modifications required to comply with construction requirements.

#### **R432-4-12. Construction Inspections.**

- (1) The licensee shall schedule an interim construction inspection before the final construction inspection.
- (2) The licensee may schedule additional inspections during construction.
- (3) Before OL conducts a final construction inspection, the licensee shall pay the OL construction plans review fee and inspection fee in accordance with the fee schedule established by the Legislature.
- (4) The licensee shall schedule a final construction inspection with OL before utilization when the project is complete and furnishings and equipment are in place.
- (5) The licensee shall correct any noncompliant item and schedule a follow-up inspection to verify compliance before licensure and utilization.

#### **R432-4-13. General Site Design.**

- (1) This rule applies to the design and construction of each license type listed in Section 432-4-1(2) unless modified in the individual applicable rule.
- (2) The licensee shall ensure:
  - (a) a paved road is provided within the property for access to each entrance and service area;
  - (b) a paved walkway is provided for pedestrian traffic and wheeled mobility equipment from every required exit to a dedicated public way;
  - (c) fire apparatus access roads are provided and maintained as approved by the local building authority;
  - (d) the site of the licensed facility is accessible to both community, service and emergency vehicles; and
  - (e) utilities, including culinary water, power, sanitary sewage, and, if required, natural gas, are available to the site.
- (3) The licensee shall provide parking in accordance with each applicable zoning ordinance.
- (4) The licensee shall designate at least one primary entrance to each facility and ensure it is ADASAD compliant for any person with a disability.
- (5) The licensee shall provide parking spaces that are ADASAD-compliant for any person with a disability
- (6) The licensee shall ensure parking spaces for a person with a disability are directly accessible to the facility without the need to go behind parked cars or cross vehicle traffic lanes.
- (7) The licensee shall ensure that each primary entrance to a facility is at grade level, clearly marked.
- (8) The licensee shall ensure that travel from the primary entrance to a licensed facility is configured to minimize the need to traverse other program areas.
- (9)(a) A licensee that provides an emergency department shall provide well-marked emergency access to facilitate entry from any public road.
  - (b) The licensee shall ensure vehicular or pedestrian traffic does not conflict with access to the emergency service area.
  - (c) The licensee shall ensure the emergency entrance is covered to protect patients or residents from the weather during transfer from automobile or ambulance.
- (10) The licensee shall ensure entrances requiring ramps with a total rise greater than six inches and have a slope in excess of a ratio of one vertical inch for every 20 horizontal inches also have ADASAD compliant steps and handrails.

#### **R432-4-14. Outpatient Unit Features.**

- (1) If a building entrance is used to reach outpatient services, the licensee shall ensure the entrance is:
  - (a) at grade level;
  - (b) clearly marked; and
  - (c) located to minimize the need for outpatients to pass through other program areas.
- (2) The licensee shall ensure the outpatient surgery discharge location provides protection from the weather from the building discharge to the transport vehicle.

#### **R432-4-15. General Construction.**

- (1) This section supersedes any conflicting design and construction requirements.
- (2) The licensee shall locate yard equipment and supply storage areas so that equipment may be moved directly to the exterior without passing through building rooms or corridors.
- (3) The licensee shall provide:
  - (a) a mirror installed at the ADASAD-compliant height at each hand wash sink intended for use by a patient or resident and clinical staff;
  - (b)(i) a window to the exterior or to a courtyard open to the sky in each patient or resident room intended for 24-hour occupancy.
    - (ii) If a window is operable, the licensee shall ensure:
      - (A) any opening is restricted regardless of the method of operation or the use of any tool or key;
      - (B) it is equipped with an insect screen; and
      - (C) the operation is restricted to a maximum opening of six inches to prevent escape or suicide;
  - (c) acoustical treatment for sound control where needed, including corridors in any patient or resident area, nurse station, dayroom, recreation room, dining area, and waiting area;
  - (d) ADASAD-compliant grab bar in each patient or resident bathtub and shower;
  - (e) an ADASAD-compliant side wall grab bar[s] at the side of each toilet facility accessible to a patient or resident;
  - (f) anchored fixtures to sustain a concentrated load of 250 pounds including any grab bar that is an integral part of a soap dish, towel bar, or other fixture;
  - (g) carpet, where used that lays flat or is stretched taut and free of loose edges to prevent tripping and accommodate wheeled equipment;
  - (h)(i) cubicle curtains, shower curtains, and draperies are affixed to permanently mounted tracks or rods;
    - (ii) portable curtains or visual barriers may not be used;
  - (i) flooring and wall bases that are integral or have a stainless-steel coved floor-to-wall transition strip with the base carried up the wall at least six inches and tightly sealed to the wall in any room subject to frequent wet cleaning;
  - (j) sanitary storage and treatment areas for the disposal of each category of waste, including hazardous and infectious waste, using techniques acceptable to the Utah Department of Environmental Quality and the local health department; and
  - (k) soap dishes or shelves in showers or tubs that do not project out from the wall.
- (4)(a) The licensee shall ensure each floor and wall base assembly for any area subject to frequent wet cleaning has floor and wall base assemblies that:
  - (i) are monolithic; and
  - (ii) have an integral coved wall base that is carried up the wall a minimum of 6 inches and is tightly sealed to the wall.
- (b) Each monolithic floor and wall base shall be:
  - (i) of low porosity;
  - (ii) resistant to bodily fluids, foods, and harsh cleaning chemicals;
  - (iii) slip resistant; and
  - (iv) smooth-surfaced for wheeled traffic.

- (c) Each monolithic floor and wall base assembly shall consist of one of the following:
- (i) homogenous sheet flooring that is flashed coved at the wall to form the wall base and has heat welded or chemically welded seams;
  - (ii) medical or commercial-grade epoxy flooring that is designed to withstand heavy traffic, that is seamless and without crevices where dirt and moisture can accumulate; or
  - (iii) tile flooring with coved tile wall base where the tile and grout are sealed and the grout is flexible at transitions.
- (5) Any trash chute, laundry chute, dumb waiter, elevator shaft, or other similar system may not pump contaminated air into any clean area.
- (6) The licensee shall ensure wall finishes in the immediate vicinity of plumbing fixtures are smooth and moisture-resistant;
- (7) The licensee shall ensure wall and floor construction in dietary, food preparation, and storage areas do not have spaces that may harbor rodents and insects.
- (8) The licensee shall ensure floor and wall joints and openings for structural elements, pipes, ducts, and conduits are sealed tightly to resist fire and smoke and to minimize entry of rodents and insects.
- (9) The licensee shall ensure any exposed ceilings and ceiling structures in resident and staff work areas have finishes that are readily cleanable with ordinary housekeeping equipment.
- (10) The licensee shall ensure ceilings in the dietary area and other areas where dust fallout might create a potential problem, have a finished ceiling that covers any conduits, piping, duct work, and exposed construction systems.
- (11) The licensee shall provide ADASAD-compliant signage for:
- (a) directional emergency evacuation;
  - (b) general and circulation directions throughout the facility; and
  - (c) identification on or by the side of each door.
- (12) The licensee shall provide elevator service to each floor used by patients or residents that:
- (a) has a minimum clear door width of three feet, eight inches;
  - (b) has minimum inside cab dimensions of five feet, eight inches wide by eight feet, five inches deep; and
  - (c) is able to accommodate a gurney with an attendant.
- (13) The licensee shall ensure any dishwasher and other kitchen food storage and cooking appliance is National Sanitation Foundation (NSF) approved and has the NSF seal affixed.
- (14) (a) A licensee of a licensed health care facility using space in a building with more than one licensed health care facility or that also houses non-licensed occupancies shall ensure the licensed facility is separate and distinct from the other facilities and occupancies.
- (b) A licensee of a licensed health care facility may utilize a shared lobby in a building with more than one licensed health care facility or with non-licensed occupancies if the design prohibits unrelated traffic within or through areas of each licensed health care facility.
- (15) The licensee shall ensure that each recreation room, exercise room, and similar space where impact noises may be generated is not located directly over a resident bed area unless special accommodations are made to minimize noise;
- (16)(a) The licensee shall ensure that any emergency department room used for pediatric care has sound reducing walls and ceiling assemblies with sound transmission class (STC) of not less than 50 STC.
- (b) Each pediatric unit shall have at least one room with a bathtub, toilet, and sink convenient to the unit, unless each patient or resident room contains a bathtub in each toilet room.
- (17) The licensee shall ensure the any emergency department includes:
- (a) a dedicated room for bereavement;
  - (b) a patient or resident hygiene shower with direct access to a sink and toilet; and
  - (c) human decontamination facilities that consist of:
- (i) a portable decontamination unit that complies with FGI guidelines for an exterior decontamination structure and provides heated shower water and heating and cooling of ventilation air;
  - (ii) an exterior decontamination structure; or
  - (iii) an interior decontamination room.
- (18) The licensee shall ensure that a post-anesthetic care unit has separate rooms for pediatric and adult care.
- (19) The licensee shall ensure that when more than one nursing unit shares services:
- (a) the areas where services are provided are contiguous to each nursing unit sharing the service
  - (b) the facility services are accessible from common areas without compromising patient or resident privacy; and
  - (c) there are identifiable spaces for each of the required services.
- (20) The licensee shall ensure that patient or resident rooms are compliant with the individual construction rule for the license category, and the closet in each patient or resident room measures a minimum of 22 inches deep by 36 inches wide by 72 inches high, or high enough to hang full length garments, with at least 2 storage shelves.

#### **R432-4-16. Additional General Construction Requirements for Hospitals.**

- (1) The licensee of a general hospital shall comply with the FGI Guidelines for Design and Construction of Hospitals chapter 2.2 in addition to the chapters referenced in Section R432-4-3.
- (2) The licensee of an acute care hospital shall comply with the FGI Guidelines for Design and Construction of Hospitals chapter 2.2 in addition to the chapters referenced in Section R432-4-3.
- (3) The licensee of a critical access hospital shall comply with the FGI Guidelines for Design and Construction of Hospitals chapter 2.1 and 2.4 in addition to the chapters referenced in Section R432-4-3.
- (4) The licensee of an abortion clinic shall comply with the FGI Guidelines for Design and Construction of Outpatient Facilities chapters 2.1 and 2.2 in addition to the chapters referenced in Section R432-4-3
- (5) Except in a rural emergency hospital, a hospital licensee shall provide at least one nursing unit of at least six beds.

#### **R432-4-17. General Construction Laundry Service Facilities.**

- (1) Laundry may be processed within the facility, in a separate facility on or off-site, or in an off-site commercial laundry service.
- (2)(a) If the licensee processes laundry within the facility, the licensee shall provide either a two or three-room configuration for laundry processing.
- (b) A two-room configuration shall consist of:

- (i) a first room for processing soiled linen with space for receiving and holding and facilities for prewashing and washing soiled linens;  
and  
(ii) a second room for processing clean linen that houses clothes dryers and space and facilities for folding, holding and storing clean linens.  
(c) A three-room configuration shall consist of:  
(i) a first room for processing soiled linen with space for receiving and holding and facilities for prewashing soiled linens;  
(ii) a second room housing equipment for washing and drying linens; and  
(iii) a third room for folding, sorting and storing clean linen. \  
(d) Each room in a two or three-room configuration shall include handwashing facilities.  
(e) Each room in a two or three-room configuration shall be arranged to prevent cross-traffic so linen flows from the soiled receiving and prewashing areas to the washers, then to the dryers, and then to the clean handling and sorting facilities.  
(f) Each room where laundry is handled shall be arranged to prevent the transport of soiled laundry through clean areas and clean laundry through soiled areas.  
(g) Physical separation shall be maintained between rooms by the use of self-closing doors.  
(h) Air movement shall be from the clean to the soiled area with 100% of air from any room where soiled linen is handled is exhausted directly to the outside.  
(i) Each room shall include storage for laundry supplies.  
(j) There shall be separate cart storage areas for clean and soiled linen carts away from normal traffic paths.  
(3) If the licensee processes laundry in a separate facility on or off-site, or arranges for laundry to be processed by an off-site commercial laundry service, the licensee shall provide the following within the facility:  
(a) a central clean linen storage and issuing room or rooms to accommodate linen storage for four days operation or two normal deliveries, whichever is greater;  
(b) a room for receiving and holding soiled linen until ready for transport;  
(c) handwashing facilities in each room where soiled linen is handled; and  
(d) ventilation that exhausts that 100% of air directly to the outside of any room where soiled linen is handled.  
(4) The licensee shall ensure that the washing room and commercial washing equipment can process a seven-day accumulation of laundry within a regularly scheduled work week.  
(5) The licensee shall ensure that the drying room is equipped with enough dryers for the quantity and type of laundry being processed.  
(6) The licensee shall ensure that the clean linen storage room includes enough space and shelving to store one-half of laundry being processed.  
(7) The licensee shall ensure any soiled linen chutes shall discharge directly into a receiving room separated from the washing room, drying room, and clean linen storage.

#### **R432-4-18. Mechanical Requirements.**

- (1) The licensee shall ensure air movement is compliant with the engineered mechanical construction documents by conducting mechanical air balancing tests and submitting the final air balance report to OL before the final OL construction inspection.  
(2) The licensee shall maintain written air balance test results in facility maintenance files that are available for OL review.  
(3)(a) The licensee shall ensure air conditioning, heating, and ventilating systems include:  
(i) a cooling system capable of maintaining a temperature of 72 degrees Fahrenheit in any area occupied by patients or residents;  
(ii) a heating system capable of maintaining a temperature of 80 degrees Fahrenheit in any area occupied by patients or residents; and  
(iii) supply and return air systems that are ducted to and from the air handling appliance to the point of distribution and collection; and  
(b) corridors, enclosed ceiling spaces, and attic spaces may not be used as return or exhaust air plenums except for closed systems serving non-patient or resident areas.  
(4) The licensee shall ensure mechanical exhaust system fans serving multiple exhaust intake grilles are located at the discharge end and are conveniently accessible for service.  
(5) The licensee shall ensure fresh air intakes are located as far as possible from areas that may collect vehicular exhaust or other noxious fumes;  
(6) The licensee shall ensure any mechanical equipment located on the same floor or above a resident room, office, nurses' station, or similarly occupied space is effectively isolated for sound and vibration from the floor.  
(7)(a) The licensee shall ensure any room and occupied area in the facility is ventilated through:  
(i) a mechanical heating, ventilating, and cooling system; and  
(ii) bottoms of ventilation openings that are located at least three inches above the floor.  
(b) The licensee may provide window openings for ventilation of non-sensitive areas and patient or resident rooms when weather conditions permit.  
(8) Evaporative cooling where the airstream is exposed to a wet coil, a mat, or an open reservoir, may not be used, except for make-up air for laundry processing areas and a kitchen hood where 100% of the air is exhausted to the outside.

#### **R432-4-19. Plumbing Requirements.**

- (1) The licensee shall ensure kitchen grease traps in dietary areas located to permit access without entering food preparation or storage areas.  
(2) The licensee shall provide thermostatically controlled automatic-mixing valves installed near the point of use to regulate the temperature of heated water supplied to bathtubs, showers, whirlpools, and handwashing facilities to within a range of 105 to 115 degrees (F) or 40 to 46 degrees Celsius (C).  
(3) The licensee shall ensure heat lost due to the length of hot water pipes is taken into account for the hot water system design and provide adequate insulation and, if needed, temperature boosting equipment to ensure the required temperature is provided at each point of use.  
(4)(a) The licensee shall provide hot water recirculation to maintain hot water temperature throughout the system in any general hospital, specialty hospital, and nursing care facility.  
(b) In any facility other than a general hospital, specialty hospital, and nursing care facility, the licensee may omit hot water recirculation if the length of the supply pipe from the hot water source to the fixture does not exceed 50 feet.  
(5) The licensee shall provide at least one ADA-compliant drinking fountain, toilet facility, and handwashing facility on each floor.



**R432-4-20. Electrical Requirements.**

- (1) The licensee shall maintain written records certifying to OL that systems and grounding are compliant with Section 15A-2-103(1)(g).
- (2) Automatic emergency lighting shall be provided in accordance with Subsections 15A-2-103(1)(a) and (g) and 15A-5-103(1).
- (3) Each examination and work table shall have access to a minimum of two duplex outlets.
- (4) Each receptacle and receptacle cover plate on the essential electric system shall be red, in accordance with Section 15A-2-103(1)(g).
- (5) The licensee shall ensure an on-site emergency generator is provided to power the essential electrical system in accordance with Section 15A-2-103(1)(g) in each facility except a small health care facility of 16 beds or less that operates as an ICF-IID.
- (6) In addition to the requirements of Subsection 15A-2-103(1)(g) and the FGI Guidelines, the licensee shall ensure the following equipment is connected to the critical branch of the essential electrical system:
- (a) any nurse call system;
  - (b) any heating equipment necessary to provide heated space sufficient to house each patient or resident under an emergency condition;
  - (c) one duplex convenience outlet in the emergency heated area for each ten patients or residents;
- (7) Any licensee that accepts a patient or resident that is dependent on a ventilator or other electrically operated life support equipment shall ensure the facility is equipped with an essential electrical system that meets the requirements of inpatient hospital care facilities in Subsection 15A-2-103(1)(g).
- (8) The licensee shall ensure the fuel storage capacity of the essential emergency electrical system generator permits continuous operation of the facility for 48 hours in any health care or long-term care facility where people receive physical or medical treatment or care and where the period of stay may exceed 24 hours.
- (9) The licensee shall keep a written record of performance tests of special electrical systems and equipment that verify compliance with applicable codes.
- (10) The licensee shall ensure electrical installations, including any alarms and nurse call systems, are tested and documented to verify that equipment installation and operation is as intended.

**R432-4-21. Lighting Requirements.**

- (1) The licensee shall ensure lighting complies with the following:
- (a) any space that houses patients or residents, visitors, clinical staff or administrative staff have lighting compliant with Table 1;
  - (b) any space within a facility occupied by machinery, or equipment has fixtures for lighting, including task lighting, to provide illumination for the intended use of the space;
  - (c) each patient or resident room has:
    - (i) a reading light for each patient or resident;
    - (ii) controls for lighting that operate quietly;
    - (iii) if used, a mechanically controlled, flexible light arm that prevents the bulb from coming into contact with a curtain, upholstered furniture, a mattress, bed linen, or any other potentially combustible material; and
    - (iv) at least one night-light fixture that is controlled at the entrance to each patient or resident room; and
  - (d) the approach to each facility entrance is illuminated for safety.
- (2) The licensee shall ensure any corridor lighting is adjustable so that light levels may be reduced at night and still provide a maximum brightness ratio of 1:10.
- (3)(a) Lighting levels shown in Table 1 are minimum standards and do not preclude the use of higher levels that may be needed to ensure the health and safety of the specific facility population served.
- (b) values in Table 1 represent the minimum maintained average illuminance measured at the task level.
- (c) documentation of lighting levels recommended by a nationally recognized professional illuminating organization may be used to demonstrate compliance with this subsection.

**TABLE 1**  
**LIGHTING STANDARDS**

		<b><u>MINIMUM FOOT-CANDLES</u></b>
<b><u>Corridors</u></b>	<b><u>Day</u></b>	<b><u>20</u></b>
	<b><u>Night</u></b>	<b><u>10</u></b>
<b><u>Exits</u></b>		<b><u>20</u></b>
<b><u>Stairways</u></b>		<b><u>20</u></b>
<b><u>Exterior at Building Entrances and Exits</u></b>		<b><u>10</u></b>
<b><u>Nursing Station</u></b>	<b><u>General</u></b>	<b><u>30</u></b>
	<b><u>Charting</u></b>	<b><u>75</u></b>
	<b><u>Med. Prep.</u></b>	<b><u>75</u></b>
<b><u>Patient or Resident Room</u></b>	<b><u>General</u></b>	<b><u>10</u></b>
	<b><u>Reading, Mattress Level</u></b>	<b><u>30</u></b>
<b><u>Patient or Resident Toilet and Bathing Room</u></b>	<b><u>Lavatory</u></b>	<b><u>50</u></b>
	<b><u>Shower</u></b>	<b><u>30</u></b>
	<b><u>Toilet Area</u></b>	<b><u>30</u></b>
<b><u>Physical Therapy</u></b>	<b><u>General</u></b>	<b><u>20</u></b>



	<u>Therapy</u>	<u>30</u>
<u>Examination Room</u>		<u>50</u>
<u>Hand Wash Sink</u>		<u>30</u>
<u>Any Scrub Sink</u>		<u>50</u>
<u>Lounge</u>	<u>General</u>	<u>10</u>
	<u>Reading Areas</u>	<u>30</u>
<u>Clean and Soiled Workroom</u>		<u>30</u>
<u>Recreation and Activity Room</u>		<u>30</u>
<u>Dining</u>		<u>30</u>
<u>Laundry</u>		<u>30</u>

(4) The licensee shall ensure that each patient or resident room has hospital grade duplex grounding-type receptacles with:

(a) one receptacle on each side of the head of each bed;

(b) one receptacle on every other wall; and

(c) two duplex or one quad receptacle at each television location.

(5) The licensee may omit receptacles from any exterior wall where construction would make installation impractical.

(6) The licensee shall ensure that duplex grounded receptacles for general use are installed not more than 50 feet apart in any corridors.

(7) The licensee shall ensure the activating device for a nurse call station is of a contrasting color to the adjacent floor and wall surfaces to make it easily visible in an emergency.

(8) The licensee shall ensure building electrical services connected to the emergency electrical source comply with the specific rules for each licensure category.

#### **R432-4-22. Heat and Noise Reduction.**

(1) The licensee shall ensure the ceilings, floors, and walls of any room containing heat producing equipment, including a boiler, clothes dryer, elevator, equipment room, food cooking, heating, or warmer appliance, furnace, or washer, is insulated and the room is ventilated to prevent floors and walls of occupied adjacent areas from exceeding ten degrees Fahrenheit or six degrees Celsius above the ambient room temperature of those occupied areas.

(2) The licensee shall ensure the ceilings, floors, and walls are insulated to minimize sound transmission from any room containing noise producing equipment to include any:

(a) activity room;

(b) boiler room;

(c) elevators and elevator machine room;

(d) entertainment room;

(e) food service room;

(f) furnace room;

(g) garage;

(h) laundry room;

(i) maintenance room;

(j) mechanical equipment room;

(k) room housing loud medical and imaging equipment; and

(l) any similar space of high noise.

(3) The licensee shall ensure the composite STC performance, including transmission through ceiling assemblies, is considered in the design of sound control where partitions do not extend to the structure above.

(4) The licensee shall ensure areas where impact noises may be generated, including public and service areas are not located directly over residents' rooms.

#### **R432-23. Compliance.**

(1) The licensee shall ensure compliance with each requirement in this rule for the construction of a health care facility.

(2) Any person who violates this rule may be subject to the penalties in Rule R380-600 and Title 26B, Chapter 2, Part 7, Penalties and Investigations.

**KEY: health care facilities, construction**

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