

conference space shall be provided for business transactions, admissions, social services, and administrative and professional staff.

***4.2-4.11.1.1 Private conference space.** Space for private conferences, meetings, and health education shall be sized according to operational needs:

- (1) Space shall include provisions for use of visual aids and technology.
- (2) Sharing of space by several services shall be permitted.
- (3) Provisions for private interviews and meetings with residents and family shall be included.
- (4) Private conference space shall be available for residents to meet with staff, visitors, family, or other residents.

4.2-4.11.1.2 General office space. Office space for staff and file storage shall be provided.

APPENDIX (continued)

personal laundry facilities and contracted services to provide linen service. See 2.3-4.2.7 (Personal Laundry Facilities) for requirements.

A4.2-4.11.1.1 Private conference space. Provision of kitchenette facilities, including under-counter refrigerator, microwave, and sink should be considered for the private conference space.

A4.2-5.1 Building codes and standards

a. Appropriate code. Facilities serving similar resident groups and providing similar services are considered residential occupancies in some jurisdictions and institutional occupancies in others.

To date, the model codes do not adequately recognize assisted living as a distinct occupancy classification. Institutional codes place overly restrictive and costly requirements on facility construction. Residential codes, however, may not require adequate protection.

b. Safety features. With the addition of the safety features listed below, use of residential occupancy and construction types should be permitted for assisted living facilities with more than 16 units:

- Protection of the facilities throughout with a supervised automatic fire suppression system with quick-response sprinklers in smoke compartments containing sleeping rooms. Automatic fire suppression systems in facilities with more than 16 units should be installed in accordance with NFPA 13: *Standard for the Installation of Sprinkler Systems*.
- Smoke barriers subdividing every story into at least two smoke compartments. Such smoke compartments should be not more than 22,500 square feet (2.09 square meters), and the travel distance from any point in each smoke compartment to a smoke barrier door should not exceed 200 feet (61 meters).

c. Resident waiting areas. The therapeutic and programmatic benefits of providing waiting areas and similar spaces open to the corridor in

4.2-4.11.1.3 Supply and copy room. Space for storage of office equipment and supplies shall be provided.

■ 4.2-5 Design and Construction Requirements

*4.2-5.1 Building Codes and Standards

See Section 2.4-1.2 (Building Codes and Standards) for requirements.

4.2-5.1.1 General

A code-compliant, safe, and accessible environment shall be provided.

4.2-5.1.1.1 A facility that seeks accreditation, certification, licensure, or other credentials shall comply with applicable design and construction standards.

long-term care facilities should be considered. Spaces open to the corridor significantly enhance resident mobility and accessibility to programs, encouraging resident participation.

d. Programmatic considerations may call for the control of egress from some facilities or portions of facilities. Where such egress control is desired, the following should be followed:

- The means of egress should not be locked except for well-documented clinical reasons and when such egress control is not a substitute for appropriate staffing.
- When the means of egress is locked, a keyed or electronically released locking device must automatically open when the fire alarm system is activated or power is lost.
- No device operation sign should be posted when 24-hour awake and trained staff supervise the locking device.

e. Accessibility. Assisted living facilities should consider residents with varying and possibly increasing levels of acuity. To maximize the potential for aging in place, attention should be paid to overall accessibility. Locations where individuals may not require physical assistance from others in emergency situations typically require compliance with standards for multifamily housing (a specific subset is now used as “safe harbor” for Fair Housing architectural requirements). In addition, the Uniform Federal Accessibility Guidelines shall apply for structures built with federal assistance. Locations where individuals require physical assistance from others in emergency situations may require compliance with the *2010 Americans with Disabilities Act Standards for Accessible Design*.

f. Universal design practices that promote barrier-free environments (see appendix section A4.2-1.3.4—Barrier-free environment) should be encouraged.