

4.1 Common Elements for Residential Care and Support Facilities

Appendix material, shown in shaded boxes at the bottom of the page, is advisory only.

■ *4.1-1 General

4.1-1.1 Application

4.1-1.1.1 General

4.1-1.1.1.1 Elements in this chapter, which are common to most types of residential care and support facilities, shall be required only when they are referenced from a specific facility chapter in Part 4:

- Assisted living facilities (Chapter 4.2)
- Independent living settings (Chapter 4.3)

4.1-1.1.1.2 The common elements in Part 2 of the *Guidelines for the Design and Construction of Residential Health, Care, and Support Facilities* shall apply to residential care and support facilities when they are referenced in a facility chapter either directly or through a reference in this chapter.

Note: Cross-references include the section as identified by number and heading and all its subsections, unless otherwise noted.

4.1-1.1.2 Design Criteria

4.1-1.1.2.1 Sustainable design. See Section 2.2-2 (Sustainable Design Criteria) for requirements for residential care and support facilities.

4.1-1.1.2.2 Bariatric design criteria. If the care population includes bariatric needs, see Section 2.2-3 (Bariatric Design Criteria) for requirements.

4.1-1.1.2.3 Dementia, mental health, and cognitive and developmental disability design criteria. If the care population includes residents with dementia, mental health issues, or cognitive and developmental disabilities, see Section 2.2-4 (Design Criteria for Dementia, Mental Health, and Cognitive and Developmental Disability Facilities) for requirements.

4.1-1.2 Functional Program

4.1-1.2.1 General

See Section 1.2-2 (Functional Program), Section 1.2-3 (Resident Safety Risk Assessment), and facility chapters in Part 4 for requirements.

4.1-1.2.2 Shared Services and Space

4.1-1.2.2.1 The types of residential care and support facilities described in Part 4 of the *Guidelines for Residential Care Facilities* shall be permitted to be freestanding facilities or distinct parts of another residential care and support facility, a residential health care facility, or a continuing care retirement community.

4.1-1.2.2.2 Each residential care and support facility shall, at minimum, contain the elements described in the applicable paragraphs of this chapter. However, when a project calls for sharing or purchasing services from another entity, appropriate modifications in space and parking requirements shall be permitted.

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A4.1-1 The types of residential care and support facilities described in Part 4 of the *Guidelines for the Design and Construction of Residential Health, Care, and Support Facilities* may be freestanding facilities or distinct parts of a continuing care retirement community.

***4.1-1.2.2.3** When the residential care and support facility or setting is part of (or contractually linked with) another facility, sharing of facilities for services such as home health, hospice, dietary, storage, pharmacy, linen, and laundry services shall be permitted insofar as practical.

4.1-1.3 Environment of Care Requirements

4.1-1.3.1 General

See Section 1.2-1.3 (Environment of Care and Facility Function Considerations) and Section 1.2-4 (Environment of Care Requirements) for requirements.

4.1-1.3.2 Flexibility

See facility chapters in Part 4 for requirements.

4.1-1.3.3 Supportive Environment

See facility chapters in Part 4 for requirements.

***4.1-1.3.4 Barrier-Free Environment**

The architectural environment shall eliminate as many barriers as possible to effective access and use of the space, services, equipment, and utilities appropriate for daily living.

4.1-1.4 Site

See Chapter 1.3 (Site Selection), Chapter 2.1 (Site Elements), and facility chapters in Part 4 for requirements.

■ 4.1-2 Resident Areas

See the facility chapters in Part 4 for requirements.

4.1-2.1 – 4.1-2.2 Reserved

4.1-2.3 Resident Community Area

See Section 2.3-2.3 (Resident, Participant, and Outpatient Community Areas) and facility chapters in Part 4 for requirements.

■ 4.1-3 Diagnostic and Treatment Areas

See facility chapters in Part 4 for requirements.

■ 4.1-4 Facilities for Support Services

See facility chapters in Part 4 for requirements.

■ 4.1-5 Design and Construction Requirements

4.1-5.1 Building Codes and Standards

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

4.1-5.2 Architectural Details, Surfaces, and Furnishings

4.1-5.2.1 General

See Section 2.4-2.1 (Architectural Details, Surfaces, and Furnishings—General) for requirements.

4.1-5.2.2 Architectural Details

4.1-5.2.2.1 General. See Section 2.4-2.2.1 (Architectural Details—General) for requirements.

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A4.1-1.2.2.3 Shared services and facilities. Services may be contractually provided or shared with other entities. In some cases, all ancillary service requirements will be met by the principal facility and the only modifications necessary will be in the residential care facility. In other cases, programmatic concerns and requirements may dictate separate service areas.

When a residential care and support facility or setting shares services with or purchases services from another entity, appropriate modification of space and parking requirements should be permitted.

A4.1-1.3.4 Barrier-free environment

- a. "Universal design" practices that promote barrier-free environments (see appendix section A4.3-1.3.4) should be encouraged.
- b. Facilities should provide accessibility for residents with disabilities in accordance with the state or local building code and the Americans with Disabilities Act.

4.1-5.2.2.2 Corridors. See Section 2.4-2.2.2 (Corridors) for requirements.

4.1-5.2.2.3 Ceiling height. See Section 2.4-2.2.3 (Ceiling Height) for requirements.

4.1-5.2.2.4 Doors and door hardware

- (1) Door type. See facility chapters for requirements.
- (2) Door openings. See Section 2.4-2.2.4.2 (Door openings) for requirements in addition to those in this section.
- (3) Door protection. See Section 2.4-2.2.4.3 (Door protection) for requirements.
- (4) Insect screens. See Section 2.4-2.2.4.4 (Insect screens) for requirements.

4.1-5.2.2.5 Thresholds and expansion joint covers. See Section 2.4-2.2.5 (Thresholds and Expansion Joint Covers) for requirements.

4.1-5.2.2.6 Windows. See Section 2.4-2.2.6 (Windows) for requirements.

4.1-5.2.2.7 Glazing materials. See Section 2.4-2.2.7 (Glazing Materials) for requirements.

4.1-5.2.2.8 Hand-washing stations. When hand-washing stations are provided, they shall comply with Section 2.4-2.2.8 (Hand-Washing Stations).

4.1-5.2.2.9 Grab bars. See Section 2.4-2.2.9 (Grab bars) for requirements.

4.1-5.2.2.10 Handrails. See facility chapters in Part 4 for requirements.

4.1-5.2.2.11 Protection from heated surfaces. See facility chapters in Part 4 for requirements.

4.1-5.2.2.12 Signage and wayfinding. See Section 2.4-2.2.12 (Signage and Wayfinding) for requirements.

4.1-5.2.2.13 Decorative water features. If decorative water features are used in the facility design, see appendix section A2.4-2.2.13 (Decorative water features) for recommendations.

4.1-5.2.3 Surfaces

4.1-5.2.3.1 General. See facility chapters in Part 4 for requirements.

4.1-5.2.3.2 Flooring and wall bases. See Section 2.4-2.3.2 (Flooring and Wall Bases) for requirements.

4.1-5.2.3.3 Walls and wall protection. See facility chapters in Part 4 for requirements.

4.1-5.2.3.4 Ceiling finishes. See facility chapters in Part 4 for requirements.

4.1-5.2.4 Furnishings

See facility chapters in Part 4 for requirements.

■ **4.1-6 Building Systems**

4.1-6.1 General

See Section 2.5-1 (Building Systems—General) for requirements.

4.1-6.2 Plumbing Systems

See facility chapters in Part 4 for requirements.

4.1-6.3 Heating, Ventilation, and Air-Conditioning (HVAC) Systems

4.1-6.3.1 General

See facility chapters in Part 4 for requirements.

4.1-6.3.2 Mechanical System Design

See Section 2.5-3.2 (Mechanical System Design) for requirements.

4.1-6.3.3 HVAC Requirements for Specific Locations

See facility chapters in Part 4 for requirements.

4.1-6.3.4 Thermal and Acoustic Insulation

See Section 2.5-3.4 (Thermal and Acoustic Insulation) for requirements.

4.1-6.3.5 HVAC Air Distribution

See facility chapters in Part 4 for requirements.

4.1-6.3.6 HVAC Filters

See facility chapters in Part 4 for requirements.

4.1-6.3.7 Heating Systems, Cooling Systems, and Equipment

See facility chapters in Part 4 for requirements.

4.1-6.4 Electrical Systems

4.1-6.4.1 General

See Section 2.5-4.1 (Electrical Systems—General) for requirements.

4.1-6.4.2 Power-Generating and Power-Storing Equipment

See facility chapters in Part 4 for requirements.

4.1-6.4.3 Electrical Receptacles

4.1-6.4.3.1 General. See facility chapters in Part 4 for requirements.

4.1-6.4.3.2 Receptacles in corridors. See facility chapters in Part 4 for requirements.

4.1-6.4.3.3 Receptacles in resident rooms or dwelling units. See facility chapters in Part 4 for requirements.

4.1-6.4.3.4 Essential electrical system receptacles. See facility chapters in Part 4 for requirements.

4.1-6.4.3.5 Ground fault interrupters. See facility chapters in Part 4 for requirements.

4.1-6.4.4 Electrical Requirements for Ventilator-Dependent Resident Rooms and Areas

If ventilators are used in the facility, see Section 2.5-4.4 (Electrical Requirements for Ventilator-Dependent Resident Rooms and Areas) for requirements.

4.1-6.5 Communication Systems

See facility chapters in Part 4 for requirements.

4.1-6.6 Electronic Safety and Security Systems

See Section 2.5-6 (Electronic Safety and Security Systems) for requirements.

4.1-6.7 Daylighting and Artificial Lighting Systems

See Section 2.5-7 (Daylighting and Artificial Lighting Systems) and facility chapters in Part 4 for requirements.

4.1-6.8 Acoustic Design Systems

See facility chapters in Part 4 for requirements.

4.1-6.9 Elevator Systems

See facility chapters in Part 4 for requirements.