**Section 300.2900 General Building Requirements**

a) Elevators

1) Have a minimum of one elevator in all buildings of two or more stories in height. The basement shall be considered as one story if it is used by residents. (B)

2) If 80 to 200 beds are located above the first floor, at least one additional elevator shall be provided.

3) For facilities with more than 200 beds, the number of elevators shall be determined from a study of the use requirements and the estimated vertical transportation requirements.

4) A minimum of one car shall be of institutional type having inside dimensions that will accommodate a stretcher and attendants and shall be at least five feet by seven feet, six inches. The car door shall have a clear opening of not less than three feet, eight inches.

5) Elevators shall be equipped with an automatic leveling device of the two-way automatic maintaining type.

6) Elevator controls, alarm buttons, and telephones shall be accessible to physically handicapped in accordance with Capital Development Board rules entitled "Illinois Accessibility Code" (77 Ill. Adm. Code 400).

7) Elevator call buttons, controls, and door safety stops shall be of a type that will not be activated by heat or smoke. (B)

8) Elevators, except freight elevators, shall be equipped with a two-way special service key operated switch to permit cars to bypass all landing button calls and be dispatched directly to any floor. (B)

9) Fireman's emergency operations shall be furnished in accordance with American National Standards Institute Standard A17.1 Elevator Safety Code. (B)

10) Inspections and tests shall be made and written certification be furnished that the installation meets the requirements set forth in this section and all applicable safety regulations and codes. (B)

b) Handrails and Grab Bars

1) Handrails shall be provided on both sides of all corridors and ramps used by residents. (B)

2) Handrails shall be provided on all sides of an elevator cab not provided with a door. (B)

3) Handrails on stairs used by residents shall be provided on both sides of the stairs including the platforms and landings. (B)

4) Handrail dimensions and details shall conform to the Capital Development Board rules entitled "Illinois Accessibility Code" (71 Ill. Adm. Code 400). It is recommended that handrails be installed at a height of 32 inches measured vertically from the floor surface. (B)

5) Grab bars shall be provided for all resident use toilets, showers, and tubs. (B)

6) The ends of handrails and grab bars shall return to the wall. (B)

c) Ceiling Heights

1) All rooms occupied or used by residents shall have ceilings not less than eight feet.

2) Corridors, storage rooms, toilet rooms and other minor rooms shall have ceilings not less than seven feet, eight inches.

3) Suspended tracks, rails and pipes located in the path of traffic shall be no less than six feet eight inches above the floor.

4) Boiler room shall have ceiling clearances not less than two feet six inches above the main boiler header and connecting piping.

d) Doors and Windows

1) Main entrance and all exit doors shall swing outward and be provided with door closers and panic hardware. (B)

2) All exterior doors shall be equipped with a signal that will alert the staff if a resident leaves the building. Any exterior door that is supervised during certain periods may have a disconnect device for part-time use. If there is constant 24 hour a day supervision of the door, a signal is not required. (B)

3) Locks installed on resident bedroom doors shall be so arranged that they can be quickly and easily unlocked from the corridor side. All such locks shall be arranged to permit exit from the room by a simple operation without the use of a key. The door may be lockable by the occupant if the door can be unlocked from the corridor side and keys are carried by the staff at all times. (B)

4) Resident toilet rooms shall open directly into a corridor or into a resident bedroom. (B)

5) The doors for the toilet rooms used by residents shall have a minimum door width of three feet. (B)

6) No toilet or bathroom door shall be provided with hardware which could allow a resident to become locked in the room. All toilet or bathroom doors and hardware shall be designed to permit emergency egress to the room. (B)

7) Doors and windows shall fit snugly and be weather tight, yet open and close easily.

8) Outside doors, other than required exits, and operable windows shall be equipped with tight-fitting, 16 mesh screens. Screen doors shall be equipped with self-closing devices.

9) All doors to resident's sleeping rooms shall be provided with automatic closers actuated by smoke detectors in the resident room. The doors shall normally be free swinging in the open and close directions, and be designed so they will remain in any position except when they are actuated by the detector. They shall then close gently and shall latch when closed. When so actuated they shall automatically close again if opened manually. Each door shall be equipped with a light mounted on the wall adjacent to the door. The light shall illuminate if the door has been closed as a result of the actuation of the controlling smoke detector. Each door closer will be activated only when its own detector annunciates a fire. In addition, a centrally located monitor shall contain signals which identify the resident room in which the smoke detector has signaled the alarm. The system shall be wired into the fire alarm system. (B)

e) Floors

1) Floors shall be smooth, free from cracks and finished so that they can be easily and properly cleaned. Floors shall be covered wall to wall with water resistant material in wet areas including but not limited to bathrooms, kitchens, utility rooms. (B)

2) Thresholds and expansion joints shall be flush with the floor to facilitate use of wheelchairs and carts.

f) Mirrors shall be installed above all lavatories except handwashing lavatories in food preparation areas, or in clean and sterile supply areas or at nurses handwashing sink.

g) Provide paper towel dispensers and waste receptacles or electric hand dryers at all lavatories.

h) Rooms containing heat-producing equipment (such as boiler or heater rooms and laundry rooms) shall be insulated and ventilated to prevent any floor surface above from exceeding a temperature of l0°F above the ambient room temperature.

i) Sound Transmission Limitation

1) Recreation rooms and exercise rooms, and similar spaces where impact noises may be generated, shall not be located directly over resident bed areas unless special provisions are made to minimize such noise.

2) Sound transmission limitations shown in Table A shall apply to partitions, floors, and ceiling construction in resident areas.

j) Hazardous Areas, Fire Extinguishers and Miscellaneous

1) Interior finish flame spread ratings shall be in accordance with the National Fire Protection Association, Life Safety Code Standard 101, Standards for Flame Spread and Smoke Emission Ratings. (B)

2) There shall be at least one approved fire extinguisher in all basements, furnace rooms, and kitchens, laundry rooms and beauty shops. In addition, there shall be on each floor of the building, extinguishers located so a person will not have to travel more than 50 feet from any point to reach one. They shall be inspected annually and recharged when necessary. The date of checking and recharging shall be recorded on a tag attached to the extinguisher. (B)

3) Approved containers with proper covers shall be provided for daily storage of rubbish. (B)

4) Housekeeping throughout the building, including basements, attics, and unoccupied rooms shall be adequately performed to minimize all fire hazards. (B)

5) Comply with any reasonable additional fire protection measures recommended by the Department over and above these requirements or the Office of the State Fire Marshal if conditions in and around building, including its location, indicate that such additional protection is needed. Additional fire protection measures shall include, but are not limited to the institution of a fire watch, installation of a sprinkler system, and installation of smoke detectors. (B)

k) Have no other business not related to health care conducted in the building that constitutes a hazard or annoyance to the residents. In any case, the business shall be in a segregated portion of the building and shall have a separate entrance. (A, B)

(Source: Amended at 13 Ill. Reg. 4684, effective March 24, 1989)