

1 10A NCAC 13F .0305 is proposed for readoption with substantive changes as follows:

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3 **10A NCAC 13F .0305 PHYSICAL ENVIRONMENT**

4 (a) An adult care home shall provide living arrangements ~~to meet the individual needs of~~ for the residents, the live-in  
5 ~~staff~~ staff, and other live-in persons.

6 (b) The requirements for ~~each~~ a living room and recreational area are:

7 (1) ~~Each~~ a living room and recreational area shall be located off a lobby or ~~corridor~~. ~~At least 50 percent~~  
8 ~~of required living and recreational areas shall be enclosed with walls and doors;~~ corridor;

9 (2) ~~In~~ in buildings with a licensed capacity of 15 or less, there shall be a minimum area of 250 square  
10 feet;

11 (3) ~~In~~ in buildings with a licensed capacity of 16 or more, there shall be a minimum of 16 square feet  
12 per resident; and

13 (4) ~~Each~~ a required living room and recreational area shall have ~~windows~~. windows with views to the  
14 outside. The total gross window area shall not be less than eight percent of the gross floor area of  
15 the room. The window shall be openable from the inside and shall have insect-proof screens.

16 (c) The requirements for the dining room are:

17 (1) ~~The~~ the dining room shall be located off a lobby or ~~corridor and enclosed with walls and doors;~~  
18 corridor;

19 (2) ~~In~~ in buildings with a licensed capacity of 15 or less, there shall be a minimum of 200 square feet;

20 (3) ~~In~~ in building with a licensed capacity of 16 or more, there shall be a minimum of 14 square feet per  
21 resident; and

22 (4) ~~The~~ the required dining room shall have ~~windows~~. windows with views to the outside. The total  
23 gross window area shall not be less than eight percent of the gross floor area of the room. The  
24 window shall be openable from the inside and shall have insect-proof screens.

25 (d) The requirements for the bedroom are:

26 (1) ~~The~~ the number of resident beds set up shall not exceed the licensed capacity of the facility;

27 (2) ~~live-in staff shall be permitted in facilities with a capacity of 7 to 12 residents provided all of the~~  
28 ~~requirements of Section .0600 of these Rules are met;~~

29 (2) ~~There shall be bedrooms sufficient in number and size to meet the individual needs according to age~~  
30 ~~and sex of the residents, any live in staff and other persons living in the home. Residents shall not~~  
31 ~~share bedrooms with staff or other live in non residents;~~

32 (3) there shall be separate bedrooms for any live-in staff and other persons living in the facility.  
33 Residents shall not share bedrooms with live-in staff and other live-in non-residents;

34 (4) live-in staff shall not occupy a licensed bed or live in a licensed bed;

35 (5) residents shall reside in bedrooms with residents of the same sex unless other arrangements are made  
36 with each resident's consent;

1 ~~(3)~~(6) ~~Only only~~ rooms authorized by the Division of Health Service Regulation as bedrooms shall be used  
2 for residents' bedrooms;

3 (4)(7) ~~Bedrooms~~ bedrooms shall be located on an outside wall and off a corridor. A room where access is  
4 through a bathroom, kitchen, or another bedroom shall not be approved for as a resident's bedroom;

5 (5)(8) ~~There shall be a minimum area of 100 square feet excluding vestibule, closet or wardrobe space in~~  
6 ~~rooms occupied by one person and a minimum area of 80 square feet per bed, excluding vestibule,~~  
7 ~~closet or wardrobe space, in rooms occupied by two people; private residents' bedrooms shall have~~  
8 ~~not less than 100 square feet of floor area excluding vestibules, closets, or wardrobes;~~

9 (9) ~~semi-private residents' bedrooms shall have not less than 80 square feet of floor area per bed~~  
10 ~~excluding vestibules, closets, or wardrobes;~~

11 (6)(10) ~~The the~~ total number of residents assigned to a bedroom shall not exceed the number authorized by  
12 the Division of Health Service Regulation for that particular bedroom;

13 (7)(11) A a bedroom may not be occupied by more than two ~~residents.~~ residents;

14 (8)(12) ~~Resident~~ residents' bedrooms shall be designed to accommodate all required furnishings;

15 (9)(12) ~~Each resident bedroom~~ residents' bedrooms shall be ventilated with one or more windows which  
16 are maintained ~~operable and well lighted.~~ operable. The window area shall be equivalent to at least  
17 not be less than eight percent of the floor space and be ~~provided~~ equipped with ~~insect~~ insect-proof  
18 screens. The window opening may be restricted to a six-inch opening to inhibit resident elopement  
19 or suicide. The windows shall be low enough to see outdoors from the bed and chair, with a  
20 maximum 36 inch sill height; and

21 (10)(14) ~~Bedroom closets or wardrobes shall be large enough to provide each resident with a minimum of 48~~  
22 ~~cubic feet of clothing storage space (approximately two feet deep by three feet wide by eight feet~~  
23 ~~high) of which at least one half shall be for hanging clothes with an adjustable height hanging bar.~~  
24 ~~Residents' bedrooms shall have one closet or wardrobe per resident. A closet or wardrobe shall have~~  
25 ~~clothing storage space of not less than 48 cubic feet per bed, approximately two feet deep by three~~  
26 ~~feet wide by eight feet high, of which one-half of this space shall be for hanging with an adjustable~~  
27 ~~height hanging bar;~~

28 (e) The requirements for ~~bathrooms and toilet rooms~~ bathrooms, toilet rooms, bathtubs, showers, a manufactured  
29 walk-in tub, or a similar manufactured bathtub, and central bathing rooms are:

30 (1) ~~Minimum~~ minimum bathroom and toilet facilities rooms shall include a toilet and a hand lavatory  
31 for each 5 ~~residents~~ residents, and a ~~tub or shower~~ bathtub, shower, a manufactured walk-in tub, or  
32 a similar manufactured bathtub for each 10 residents or portion thereof; thereof. The hand lavatory  
33 shall be trimmed with valves that can be operated without hands. If the hand lavatory is equipped  
34 with blade handles, the blade handles shall not be less than four and one half inches in length. If the  
35 hand lavatory faucet depends on the building electrical service for operation, the faucet must have  
36 an emergency power source or battery backup capability. If the faucet has battery operated sensors,

- 1 the facility shall have a maintenance policy to keep extra rechargeable or non-rechargeable batteries  
 2 on premises for the faucets;
- 3 (2) Entrance entrance to the bathroom-bathrooms and toilet rooms shall not be through a kitchen,  
 4 another person's bedroom, or another bathroom;
- 5 (3) Toilets toilet rooms and baths bathrooms for staff and visitors shall be in accordance with the North  
 6 Carolina State Building Code, Plumbing Code;
- 7 (4) Bathrooms bathrooms and toilets toilet rooms accessible to the physically handicapped shall be  
 8 provided as required by ~~Volume I-C, the~~ North Carolina State Building Code, ~~Accessibility Code;~~  
 9 Codes;
- 10 (5) ~~The~~ bathrooms and toilet rooms shall be designed to provide privacy. Bathrooms and toilet rooms  
 11 with two or more water closets (commodes) shall have privacy partitions or curtains for each water  
 12 closet. Each ~~tub or shower~~ bathtub, shower, a manufactured walk-in tub, or a similar manufactured  
 13 bathtub shall have privacy partitions or curtains; curtains. The requirements of this Paragraph shall  
 14 apply to new and existing facilities.
- 15 (6) ~~Hand hand~~ grips shall be installed at all commodes, ~~tubs and showers used by or accessible to~~  
 16 residents; bathtubs, showers, a manufactured walk-in tub, and similar manufactured bathtubs;
- 17 (7) ~~Each home shall have at least one bathroom opening off the corridor with:~~
- 18 (A) ~~— a door of three feet minimum width;~~
- 19 (B) ~~— a three feet by three feet roll-in shower designed to allow the staff to assist a resident in~~  
 20 ~~taking a shower without the staff getting wet;~~
- 21 (C) ~~— a bathtub accessible on at least two sides;~~
- 22 (D) ~~— a lavatory; and~~
- 23 (E) ~~— a toilet.~~
- 24 (7) there shall be one central bathing room opening off the corridor in a facility. In multi-level facilities,  
 25 each resident floor shall contain a minimum of one central bathing room opening off the corridor.  
 26 Central bathing room(s) shall have the following:
- 27 (A) a door of three feet minimum width;
- 28 (B) a roll-in shower designed to allow the staff to assist a resident in taking a shower without  
 29 the staff getting wet. The roll-in shower shall be designed and equipped for unobstructed  
 30 ease of shower chair entry and use. If a bathroom with a roll-in shower designed and  
 31 equipped for unobstructed ease of shower chair entry adjoins each resident bedroom in the  
 32 facility, the central bathing area is not required to have a roll-in shower;
- 33 (C) a bathtub, a manufactured walk-in tub, or a similar manufactured bathtub designed for easy  
 34 transfer of residents into the tub. Bathtubs shall be accessible on three sides. Manufactured  
 35 walk-in tubs or a similar manufactured bathtub shall be accessible on at least two sides.  
 36 Staff shall not be required to reach over or through the tub faucets and other fixture fittings  
 37 to assist the resident in the tub;

1 (D) a toilet and a lavatory trimmed with valves that can be operated without hands. If the  
 2 lavatory is equipped with blade handles, the blade handles shall not be less than four and  
 3 one half inches in length. If the lavatory faucet depends on the building electrical service  
 4 for operation, the faucet shall have an emergency power source or battery backup  
 5 capability. If the faucet has battery operated sensors, the facility shall have a maintenance  
 6 policy to keep extra rechargeable or non-rechargeable batteries on premises for the faucets;  
 7 and

8 (E) individual cubicle curtain enclosing each toilet, bathtub, shower, manufactured walk-in  
 9 tub, or a similar manufactured bathtub and shower. A closed cubicle curtain at one of these  
 10 plumbing fixtures shall not restrict access to the other plumbing fixtures.

11 (8) ~~If where~~ the tub and shower are in separate rooms, each room shall have a lavatory and a ~~toilet;~~  
 12 toilet. The lavatory shall be trimmed with valves that can be operated without hands. If the lavatory  
 13 is equipped with blade handles, the blade handles shall not be less than four and one half inches in  
 14 length. If the lavatory faucet depends on the building electrical service for operation, the faucet must  
 15 have an emergency power source or battery backup capability. If the faucet has battery operated  
 16 sensors, the facility shall have a maintenance policy to keep extra rechargeable or non-rechargeable  
 17 batteries on premises for the faucets;

18 (9) ~~Bathrooms and toilet rooms shall be located as conveniently as possible to the residents' bedrooms;~~  
 19 in facilities where resident bedrooms do not have direct access to a bathroom or toilet room,  
 20 bathrooms and toilet rooms shall be evenly distributed throughout the facility for residents' use;

21 (10) ~~Resident~~ resident toilet rooms and bathrooms shall not be ~~utilized~~ used for storage or ~~purposes~~ other  
 22 than those indicated in Item (4) of this Rule; purposes;

23 (11) ~~Toilets~~ toilet rooms and ~~baths~~ bathrooms shall be well ~~lighted and mechanically ventilated at two~~  
 24 cubic feet per minute. The mechanical ventilation requirement does not apply to facilities licensed  
 25 before April 1, 1984, with natural ventilation; lighted;

26 (12) toilet rooms and bathrooms shall have an exhaust system per the North Carolina State Building  
 27 Code. Exhaust vents shall be vented directly to the outdoors;

28 ~~(13) Nonskid nonskid~~ surfacing or strips shall be installed in ~~showers~~ showers, and bath areas; areas, and  
 29 bathbubs; and

30 ~~(14) The~~ the floors of the bathrooms and toilet rooms shall ~~have be~~ be water-resistant ~~covering, and slip-~~  
 31 resistant.

32 (f) The requirements for storage rooms and closets are:

33 (1) ~~General Storage for the Home. A~~ a facility shall have a minimum area of five square feet (40 cubic  
 34 feet) per licensed capacity shall be provided. capacity for general storage for the facility. This  
 35 storage space shall be either in the facility or within 500 feet of the facility on the same site;

1 ~~(2) Linen Storage. Storage areas shall be adequate in size and number for separate storage of clean~~  
 2 ~~linens and separate storage of soiled linens. Access to soiled linen storage shall be from a corridor~~  
 3 ~~or laundry room;~~

4 (2) separate storage room or area shall provide for the storage of clean linens. Clean linens shall not be  
 5 stored in the same room or area as soiled linens;

6 (3) separate storage room shall provide for the storage of soiled linens. Access to soiled linen storage  
 7 shall be from a corridor or laundry room. If space for the storage of soiled linen is provided in the  
 8 soiled utility room, a separate soiled linen room is not required;

9 ~~(3)(4) Food Storage. Space there shall be provided space for the storage of dry, refrigerated refrigerated,~~  
 10 ~~and frozen food items to items, and shall comply with sanitation rules; Rules Governing the~~  
 11 ~~Sanitation of Hospitals, Nursing Homes, Adult Care Homes and Other Institutions set forth in 15A~~  
 12 ~~NCAC 18A .1300, which is incorporated by reference including subsequent amendments and~~  
 13 ~~editions, for facilities with a licensed capacity of 13 or more residents, and Rules Governing the~~  
 14 ~~Sanitation of Residential Care Facilities set forth in 15A NCAC 18A .1600, which is incorporated~~  
 15 ~~by reference including subsequent amendments and editions, for facilities with a licensed capacity~~  
 16 ~~of 7 to 12 residents;~~

17 ~~(4)(5) Housekeeping the requirements for housekeeping storage requirements are:~~

18 (A) ~~A a housekeeping closet, with mop sink or mop floor receptor, shall be provided at the rate~~  
 19 ~~of one per 60 residents or portion thereof; and thereof. In multi-level facilities, each~~  
 20 ~~resident floor shall have a housekeeping closet; and~~

21 (B) ~~There there shall be separate locked areas for storing cleaning agents, bleaches, pesticides,~~  
 22 ~~and other substances which may be hazardous if ingested, inhaled inhaled, or handled.~~  
 23 ~~Cleaning supplies shall be monitored while in use;~~

24 ~~(5)(6) Handwashing facilities with wrist type lever handles there be a sink which can be operated without~~  
 25 ~~the use of hands located shall be provided immediately adjacent to the drug storage area; area. If the~~  
 26 ~~sink is equipped with blade handles, the blade handles shall not be less than four and one half inches~~  
 27 ~~in length. If the sink faucet depends on the building electrical service for operation, the faucet must~~  
 28 ~~have battery backup capability or an emergency power source. If the faucet has battery operated~~  
 29 ~~sensors, the facility shall have a maintenance policy to keep extra rechargeable or non-rechargeable~~  
 30 ~~batteries on premises for the faucets;~~

31 ~~(6)(7) Storage for Resident's Articles. Some means for residents to lock personal articles within the home~~  
 32 ~~shall be provided; and the facility shall have locked storage for residents' personal articles within~~  
 33 ~~the facility; and~~

34 ~~(7)(8) Staff Facilities. Some means for staff to lock personal articles within the home shall be provided.~~  
 35 ~~the facility shall have some means for staff to lock personal articles within the facility.~~

36 (g) The requirements for corridors are:

37 (1) ~~Doors doors~~ to spaces other than reach-in closets shall not swing into the corridor;

- 1           (2)     ~~Handrails~~ handrails shall be provided on both sides of corridors at 36 inches above the floor and be  
2           capable of supporting a 250 pound concentrated load;
- 3           (3)     ~~Corridors~~ corridors shall be lighted with night lights providing 1 foot-candle power at the floor; and
- 4           (4)     ~~Corridors~~ corridors shall be free of all equipment and other obstructions.

5 (h) The requirements for outside entrances and exits are:

- 6           (1)     Service entrances shall not be through resident use areas;
- 7           (2)     All steps, porches, ~~stoops~~ stoops, and ramps shall ~~be provided with~~ have handrails and ~~guardrails;~~  
8           guards. Handrails shall be on both sides of steps and ramps including sides bordered by the facility  
9           wall. Handrails shall extend the full length of steps and ramps. Guards shall be on all open sides of  
10           steps, porches, stoops, and ramps. For the purposes of this Rule, "guards" are building components  
11           or a system of building components located at or near the open side of elevated walking surfaces  
12           that minimizes the possibility of a fall from a walking surface to any adjacent change in elevation;
- 13           (3)     All exit door locks shall ~~be easily operable, by a single hand motion,~~ operate from the inside at all  
14           times by a single hand motion without keys; and keys, tools or special knowledge; and
- 15           (4)     In homes with at least one resident who is determined by a physician or is otherwise known to be  
16           ~~disoriented or a wanderer,~~ disoriented or exhibits wandering behavior, ~~each exit door accessible by~~  
17           ~~residents shall be equipped with~~ a continuously sounding device that is activated when the door is  
18           ~~opened.~~ opened shall be located on each exit door that opens to the outside. The sound shall be of  
19           sufficient such volume that it can be heard by staff. If a central system of remote sounding devices  
20           is provided, the control panel ~~for the system~~ shall be powered by the facility's electrical system, and  
21           be located in the office of the administrator or in a location accessible only to by staff authorized  
22           by the administrator to operate the control panel. The requirements of this Paragraph shall apply to  
23           new and existing facilities.

24 (i) The requirements for floors are:

- 25           (1)     All floors shall be of smooth, non-skid material and so constructed as to be easily cleanable;
- 26           (2)     Scatter or throw rugs shall not be used; and
- 27           (3)     All floors shall be kept in good repair.

28 (j) ~~Soil Utility Room. A separate room shall be provided and equipped for the cleaning and sanitizing of bed pans~~  
29 ~~and shall have handwashing facilities.~~ The requirements for soiled utility rooms are:

- 30           (1)     for facilities with a licensed capacity of 13 or more residents, a separate soiled utility room shall be  
31           provided and equipped for the cleaning and sanitizing of bed pans as required by 15A NCAC 18A .1312,  
32           which is incorporated by reference including subsequent amendments and editions. The soiled utility room  
33           shall have a sink trimmed with valves that can be operated without hands. If the sink is equipped with blade  
34           handles, the blade handles shall not be less than four and one half inches in length. If the sink faucet depends  
35           on the building electrical service for operation, the faucet must have battery backup capability or an  
36           emergency power source. If the faucet has battery operated sensors, the facility shall have a maintenance  
37           policy to keep extra rechargeable or non-rechargeable batteries on premises for the faucets; and

(2) for facilities with a licensed capacity of 7 to 12 residents, a separate soiled utility room shall be provided and equipped for the cleaning and sanitizing of bed pans. The soiled utility room shall have a sink trimmed with valves that can be operated without hands. If the sink is equipped with blade handles, the blade handles shall not be less than four and one half inches in length. If the sink faucet depends on the building electrical service for operation, the faucet must have battery backup capability or an emergency power source. If the faucet has battery operated sensors, the facility shall have a maintenance policy to keep extra rechargeable or non-rechargeable batteries on premises for the faucets.

(k) ~~Office.~~ The facility shall be have an area within the home facility large enough to accommodate normal administrative functions.

(l) The requirements for laundry facilities are:

(1) Laundry facilities shall be large enough to accommodate washers, dryers, and ironing equipment or work tables;

(2) These facilities shall be located where soiled linens will not be carried through the kitchen, dining, clean linen storage, living rooms or recreational areas; and

(3) A minimum of one residential type washer and dryer each shall be provided in a separate room ~~which that~~ is accessible by staff, residents residents, and family, even if all laundry services are contracted- contracted. In multi-level facilities, each resident floor shall have a minimum of one residential type washer and dryer each in a separate room which is accessible by staff, residents, and family.

(m) The requirements for outside premises are:

(1) The outside grounds of new and existing facilities shall be maintained in a clean and safe ~~condition;~~ condition. Creeks, ravines, ponds, pools, and other similar areas shall have safety protection;

(2) If the ~~home facility~~ has a fence around the premises, the fence shall not prevent residents from exiting or entering freely or be hazardous; and have sharp edges, rusting posts, or other similar conditions that may cause injury; and

(3) Outdoor walkways and drives shall be illuminated by no less than five foot-candles of light at ground level.

~~(n) Alternate methods, procedures, design criteria and functional variations from the physical environment requirements, because of extraordinary circumstances, new programs or unusual conditions, shall be approved by the Division when the facility can effectively demonstrate to the Division's satisfaction that the intent of the physical environment requirements are met and the variation does not reduce the safety or operational effectiveness of the facility.~~

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1                    *Temporary Amendment Eff. December 1, 1999;*  
2                    *Amended Eff. July 1, 2000;*  
3                    *Recodified from Rule .0303 Eff. July 1, 2004;*  
4                    *Temporary Amendment Eff. July 1, 2004;*  
5                    *Amended Eff. July 1, ~~2005~~ 2005;*  
6                    *Readopted Eff. January 1, 2025.*