

Residential Complex Care Building Requirements: New Building

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Introduction

The changing needs of those requiring residential care and a move to a more “home-like” environment, a social model of care rather than the typical medical model, has resulted in significant change to what has typically been acceptable in long-term care facilities. Those who will/are living in the facilities of the future are challenged with **multiple medical issues** and **significant cognitive impairment that will often contribute to behavioural symptoms**. These behaviours may include **verbal agitation and/or verbal outburst and/or physical agitation and/or physical aggression toward themselves or others**. These residents can also be at **risk for elopement**, have **significant behaviour management issues** along with **complex family issues**. They are either independently mobile, at risk for falling or are immobile and confined to wheelchair. Residents with behavioural symptoms live alongside frail elderly making management strategies more challenging.

Research is proving that complex medical and behaviour issues are much more manageable and provide an improved quality of life if these individuals reside in smaller, more self-contained environments. (The Gerontological Society of America 2006. Vol. 46, No 1, pgs 42 – 51)

The intent of this document is to provide a minimum requirement for any new building to meet the needs of complex care residents. Minimal Licensing requirements (Residential Care Regulations – Community Care & Assisted Living Act) are also noted where applicable. It is understood any new facility will have fire safety, electrical, plumbing, HVAC system that meet the building and fire codes at the time they are built.

Some things to consider when designing for the future with a focus on reducing isolation, helplessness and boredom for individuals in care and supporting a philosophy whereby the physical environment facilitates optimal care and social outcomes should include but not be limited to the following:

- Create a home-like environment understanding this will likely be “home” for the remainder of the resident’s life and should support ongoing meaningful activities and relationships.
- Create individual neighbourhoods that consist of smaller groups of resident rooms co-located with living, dining and kitchen areas.
- Support resident socialization and privacy by creating adequate space for larger social gatherings as well as quiet rooms and private spaces.
- Provide amenities for cooking meals using fresh ingredients in the living space.
- Facilitate easy accessibility in and around the building by creating meaningful destinations, short corridors and safe indoor and outdoor space for healthy wandering and exploring.
- Enhance resident, caregiver and visitor accessibility by providing clear spatial organization and “way-finding” cues.
- Preserve choice, privacy, dignity, safety and security by understanding the relationship between private spaces for residents and common spaces.
- Provide adequate space for supplies and equipment to promote ease of care delivery (ie: ceiling lifts) and a safe work place.
- Ensure adequate electrical, telephone, cable wiring to meet increased technological care and daily living needs.
- Locate facilities in areas close to community services and transportation routes that welcome and encourage integration with the outside community.
- Utilize an energy efficient design that respects the principles of sustainability, including harmonizing environmental, social and economic factors.
- Space for staff to meet and to enjoy quiet breaks.

The document is divided into five main areas with key indicators identified in each area. The requirements outlined in this document are used to review existing residential building to determine where they do or do not meet minimal requirements. The document will provide additional information to the providers as they review their individual report.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
<p>Wheelchair Accessibility</p> <p>Key Indicator:</p> <ul style="list-style-type: none"> The building is wheelchair accessible and barrier free for those requiring mobility aides 				
<p>General Areas</p>	<ul style="list-style-type: none"> All resident areas are wheelchair accessible. Low threshold at entry to facilitate handicap access. Outdoor space is wheelchair accessible. 		<p>Section 14 (1)(2)(3) Persons in care must have access to all areas intended for use by persons in care, at all times.</p> <p>All control & signalling devices, communication equipment, temperature control devices, telephones and elevator controls can be accessed and used without difficulty by all persons in care.</p> <p>Section 13 Directional signs and information regarding the physical layout of building must be sufficient to meet the needs of persons in care.</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
			<p>Section 28 (3) Bedrooms must have at least one window that provides visibility from a sitting position to the outside.</p> <p>Section 34 Lounges & recreation areas are to be accessible to persons in care at all times except for maintenance purposes.</p> <p>Section 18 (c) A conveniently located telephone for persons in care is accessible to persons in care at all times.</p>	
Bathrooms	<ul style="list-style-type: none"> Wheelchair accessible en suite with adequate space for lifting equipment and staff assistance with door closed – minimum 1.5 m (5 ft.) turning radius. En suite has wheelchair accessible sink. Wheelchair accessible toilets for resident and public use. 	<ul style="list-style-type: none"> Grab bars of a design that are on both sides of the toilet. 	<p>Section 30 and 32 (a)(c)(d) Bathrooms are equipped with a door, and a lock that can be opened from the outside in the case of an emergency. Grab bars beside each toilet meet the needs of persons in care & other equipment is provided if necessary to protect the health, safety & dignity of</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
			<p>the persons in care. Bathrooms are located next to each dining, lounge & recreational area. Each bedroom has a bathroom with a washbasin & toilet for exclusive use of occupants in the room.</p>	
Corridors	<ul style="list-style-type: none"> Minimal width 1.83 m (6 ft) to accommodate 2 wheelchairs passing and if bedrooms are on one side of the corridor only. 2.44 m (8 ft) required if bedrooms on both sides of the corridor. Handrails are to be solid backed between the handrail and the wall and splinter free. Handrails are to be on both sides of the corridor if intended for use by persons in care. 	<ul style="list-style-type: none"> 2.44 m (8 ft) width 	<p>Section 14 (2) Width of each hallway intended for use by persons in care is at least 1.83 m wide (6 ft).</p>	
Doors	<ul style="list-style-type: none"> Resident bedroom doors 1.2 m (4 ft) (single/double leaf) to facilitate movement of electric beds and furnishings. En suite entrance door minimum .9 (3 ft). 		<p>Section 26 (3)(4) If requested by a person in care unless not suitable re: health & safety, the entrance to the bedroom of the person in care can be locked from the inside and</p>	

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in the event of an emergency can be unlocked from the outside.

Section 30
Bathroom doors must be equipped with a lock that can be opened from the outside in the case of an emergency.

Building Security/Safety & Access

Key Indicator:

- The building is safe and secure for both residents and staff
- The building design supports resident independence and choice

Security/Safety

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| <ul style="list-style-type: none"> • Key padded main entry/exit to promote safety and security to residents and to prevent elopement. • All exit doors must be secured (key padded or locked). • All internal stairwells must be secured (key padded or locked). • Ability to secure each neighbourhood. • Ability to secure each elevator to prevent elopement from neighbourhood/floor. • Wander guard system | <ul style="list-style-type: none"> • Double door vestibule entry with delayed door opening. • Security surveillance systems that allow for time & date stamped reporting with tape backup. Camera locations to be protected from theft especially those located outdoors. • Handrails with way finding indicators. |
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Section 13
Directional signs & other information must be sufficient to meet the needs of persons in care.

Section 36 (2)
If necessary the outside activity area is secured by a fence or other means to protect persons in care.

Section 19
Monitoring system & communication devices enable persons in care to communicate their needs to employees.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<ul style="list-style-type: none"> installed to accommodate exit seeking residents. Secure outdoor space. Solid backed and splinter free handrails. 		<p>Section 51 (5) Reliable communications equipment must be accessible to all employees in the event of an emergency.</p>	
Chemical Storage	<ul style="list-style-type: none"> Lockable doors on all housekeeping/utility rooms where chemicals are stored. 		<p>Section 35 (1)(c) Secure, safe and adequate storage areas for cleaning agents, chemical products & other hazardous materials. Separate utility areas for clean & soiled clothes, bedding & other articles.</p>	<ul style="list-style-type: none"> The design of the building is to accommodate "Infection Control Standards" to ensure no cross contamination & there is suitable storage for any hazardous chemicals or materials.
Access	<ul style="list-style-type: none"> Automatic wheel chair accessible entrance door to facility (push button or sensor). Automatic wheel chair accessible entrance door to secure outdoor space (push button or sensor). Personal space (Bedrooms) within reasonable walking distance to Public space – dining & other common areas (no long corridors). 	<ul style="list-style-type: none"> Door protection/bumper guards considered for non-ambulatory neighbourhoods. Door and frame colour queued for resident areas and camouflaged for rooms where resident access is discouraged (e.g. housekeeping rooms). 	Non specific	<ul style="list-style-type: none"> Design of all door hardware to meet the needs of persons in care.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<ul style="list-style-type: none"> Secured outdoor space accessible from each neighbourhood – ground level or patio/deck on upper levels. Elimination of dead end corridors through creative design – e.g. converting last bedroom into an open lounge area. 			
<p>Neighbourhoods – Public Space</p> <p>Key Indicators:</p> <ul style="list-style-type: none"> The building will feel residential and appear homelike The building provides a variety of opportunities for social interaction The building design supports resident independence and choice 				
<p>Neighbourhood General Attributes</p>	<ul style="list-style-type: none"> 22 – 28 residents maximum per neighbourhood Neighbourhood is self contained with bedrooms, dining, and lounge/activity areas. Bathing areas should be located within the neighbourhood. Could be shared with an adjacent neighbourhood as long as residents not taken through public areas to access. 		<p>Non specific</p> <p>Section 53 Bathing area and design promotes the privacy and dignity of persons in care.</p> <p>Section 32 Outlines the number of bathing facilities required for each neighbourhood based on capacity.</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<ul style="list-style-type: none"> Other core services (e.g. work station, utility rooms) are within or in close proximity to each neighbourhood. 		<p>Section 35 Work areas must provide appropriate & equipped areas (equipment, furnishings, work station, secure location for medications) for employees to carry out their duties.</p> <p>Section 19 Monitoring, signalling and communication devices are appropriate to the needs of the persons in care.</p>	
Neighbourhood Dining	<ul style="list-style-type: none"> Space requirements = 3 m² (32.3 ft²) per resident. Seating space must accommodate wheelchairs and larger geriatric chairs in dining area. Dining room of sufficient size to provide meals to neighbourhood residents Servery located adjacent to or within dining room to allow for individual plated meal service. 		<p>Section 33 Dining area is to provide 2 m² (21.5 ft²) of usable floor space for each person in care and sufficient tables and seating to accommodate all persons in care.</p>	<ul style="list-style-type: none"> FH Residential Services space requirements supersede Licensing regulations.
Neighbourhood Living/Activity Space	<ul style="list-style-type: none"> One or more readily accessible and comfortably furnished lounges/activity 	<ul style="list-style-type: none"> Areas can be combined for the purpose of lounge and activities, however, 	<p>Section 34 (1)(2)(3) Comfortably furnished lounge facilities have in</p>	

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	<p>areas per neighbourhood providing 2.5 m² (26.9 ft²) total floor space per resident.</p> <ul style="list-style-type: none"> • Wheelchair accessible toilets for resident and public use within easy access to dining and lounge/activity areas. • Easily identified public washrooms separate from resident use bathrooms. • May have large common space(s) located outside individual neighbourhoods to be used for large group gatherings or presentations. • Home like aesthetics throughout the facility in both décor and furnishings. 	<p>preference for separate living/lounge space from activity/recreation area(s) to ensure quiet gathering spaces.</p>	<p>total, at least 1.5 m² (16.1 ft²) of floor space for each person in care. Suitably equipped and comfortably furnished areas designated for recreational activities that have, in total, at least 1.0 m² (10.8 ft²) of floor space for each person in care. The lounge and recreation space must be accessible to persons in care at all times.</p> <p>Section 32 (b) A washbasin and toilet facilities appropriate to the needs of persons in care adjacent to each dining, lounge and recreation area.</p> <p>Section 32 (c) Each bedroom is equipped with a toilet and washbasin for exclusive use of occupants of the bedroom.</p>	
Resident Kitchen	<ul style="list-style-type: none"> • One dedicated area within the building for the purpose of resident participation in food preparation programming to include wheelchair accessible 	<ul style="list-style-type: none"> • Resident kitchen per neighbourhood/floor. 	<p>Non specific. The resident kitchen may be included in the space requirements for recreation and lounge space. Any kitchen in the building</p>	<ul style="list-style-type: none"> • Confirm with Fire Marshall for stove/oven safety system requirements.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<p>counter/work table and home kitchen appliances – fridge stove/oven, dishwasher and microwave.</p> <ul style="list-style-type: none"> • Remote shut off for stove/oven. Cook top controls should be at front of stove for wheelchair accessibility. • Residents &/or family should have access to beverages +/-snacks. 		<p>used for the purpose of preparing food must meet the requirements of the Public Health Act regulations.</p>	
Neighbourhood Servery	<ul style="list-style-type: none"> • To be located within or adjacent to resident dining room. • As per Public Health Act Regulations. 	<ul style="list-style-type: none"> • As per Public Health Act regulations. 	<p>As per Public Health Act regulations.</p>	
Outdoor Space	<ul style="list-style-type: none"> • Is of sufficient size to accommodate resident in wheelchair passing behind another resident seated in a wheelchair. • Each neighbourhood/floor has secure outdoor access (e.g. decks on upper floors.) • If facility is more than one floor, all residents on all floors will have access to the main floor outside space. 		<p>Sections 14 (1) & 36 (1) At least 1.5 m² (16.1 ft²) of outdoor space for each person in care. Surfaced patio area with comfortable seating. Provision of shelter from sun and inclement weather. The outdoor area is to be accessible for persons in care whom require a mobility aid.</p> <p>Section 36 (2) If required to protect the</p>	<ul style="list-style-type: none"> • Recommended to have outdoor garden and walking loop for persons in care.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
Smoking	<ul style="list-style-type: none"> Fraser Health has a Smoke Free Policy – smoking is prohibited on all FH owned or leased premises, however, in conjunction with rights of residents under the Tobacco Act special considerations were made for residential client populations. Designated smoking areas are to be provided outside, discreetly located, clearly marked and designed to protect both smokers and non smokers alike. Under FH Policy these areas must follow LEED guidelines for preventing or minimizing exposure to environmental tobacco smoke. 	<ul style="list-style-type: none"> LEED guidelines – prohibit smoking in the building and locate any exterior designated smoking areas at least 7.5 meters (25 feet) away from entries, outdoor air intakes and operable windows. Install a Smoking shelter as per LEED guidelines and the FH Residential & Assisted Living design guidelines for Smoking Shelters. 	<p>persons in care the outside activity area is secured by a fence or other means.</p> <p>Section 23 No individual other than a person in care is to smoke while on the premises. Employees do not smoke while supervising persons in care. If necessary for the safety of the person in care a person in care who is smoking is supervised.</p>	
Neighbourhood Bathing Area (Spa)	<ul style="list-style-type: none"> Resident has the choice of tub bath or shower. Adequate space to accommodate staff on 3 sides of the tub. Slip resistant flooring. Wheelchair accessible toilet in bathing area. 	<ul style="list-style-type: none"> Separate shower room/area from bathing room. Overhead lift installed. 	<p>Section 32 Bathing facilities (tub or shower) on each floor and in each wing to service the persons in care as indicated: 7 – 25 persons = 2 units (tub or shower) 26 – 40 persons = 3 units</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
			<p>Section 30 (b)(d) Slip resistant material on the bottom of each bathtub and shower and any other equipment that is necessary to protect the health, safety & dignity of a person in care. (ie. shower has grab bars, tub is a type that is suitable to the needs of a vulnerable person.)</p>	
<p>Service Areas</p>	<ul style="list-style-type: none"> Separate clean and soiled utility rooms. Soiled room must have sink. Separate janitorial room for Housekeeping equipped with a sink for handwashing and for janitorial staff to carry out their work. 	<ul style="list-style-type: none"> Sanitizer or equipment washer per floor and/or neighbourhood if disposable equipment not used (e.g. dressing trays). 	<p>Section 35 (1)(2) Work areas are provided that are furnished and equipped appropriately for administrative work, medications, records, cleaning/housekeeping products, soiled/clean utility and laundry facilities.</p>	<ul style="list-style-type: none"> Service and work areas meet current Fraser Health Infection Control Practices & Standards.
<p>Neighbourhoods – Personal Space</p> <p>Key Indicators:</p> <ul style="list-style-type: none"> The building provides residents with privacy and opportunities to maintain dignity The building design supports resident’s independence and choice The building will feel residential and appear homelike 				
<p>Resident Bedrooms</p>	<ul style="list-style-type: none"> Single or double occupancy rooms only. Double occupancy bedrooms not to exceed 5% of maximum number of 	<ul style="list-style-type: none"> Bed placement should consider resident privacy with no visibility from the corridor however clear visibility for the resident to 	<p>Section 53 Design to promote health, safety & dignity of persons in care respecting privacy for all persons in care.</p>	<ul style="list-style-type: none"> Exemption request is required from Licensing program is above 5% double occupancy requirement; approval

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<p>resident rooms – eg. 100 beds = 5 bedrooms that can be double occupancy.</p> <ul style="list-style-type: none"> • Floor space not < 18.0 m² (194 ft²) for single occupancy, 25.0 m² (269 ft²) for double occupancy (inclusive of entrance/door swing, closet/armoire, built-in cabinets or bathroom). • Space adequate to allow access on three sides of bed and sufficient to accommodate medical equipment when necessary such as oxygen concentrators and suction machines. • Separate clothes closet space for each occupancy no < .5 m² (5.4 ft²) space in bedroom. • Ability to personalize individual space. • Wiring for cable and telephone for each resident in room in appropriate location (no extension cords should be used). 	<p>the en suite for toilet queuing.</p> <ul style="list-style-type: none"> • Preferred room space = not, 21 – 22 ms (226 – 237 ft²)/resident <p>Armoire preferred over built in closet as it allows for more personalizing of space.</p> <p>Ceiling lifts with access into en suite bathroom.</p> <p>Preferred design for double occupancy bedrooms is to separate two spaces by building the en suite bathroom in between two separate spaces to allow for privacy for each occupant.</p>	<p>Section 27 Wheelchair accessible with useable floor space not <11.0m²(118 ft²) for single occupancy, 18.0 m² (194 ft²) for double occupancy (exclusive of entrance and the swing of the entrance door, closets, wardrobe cabinets, fixed furniture or bathrooms.</p> <p>Section 29 A closet or wardrobe cabinet measuring at least 0.50 m². (5.4 ft²) Persons in care are permitted to bring into the facility their personal possessions.</p> <p>Section 21 and 30 Any equipment that is necessary to protect the health, safety and dignity of the persons in care and meets the needs of the persons in care.</p> <p>Section 25 Double occupancy bedrooms not to exceed 5% of maximum number of</p>	<p>required by Residential Services if above 5%.</p> <ul style="list-style-type: none"> • Residential Services space requirements exceed Licensing requirements for room size.

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
			<p>residents in care.</p> <p>Section 15 Windows are secured in a manner that prevents a person in care from falling or exiting through the window.</p> <p>Section 19 Monitoring, signalling and communication device is appropriate to the needs of persons in care.</p>	
En suite Bathroom	<ul style="list-style-type: none"> • En suite bathroom required in each resident room. • Turning radius minimum 1.5 m (5 ft). • Toilet placement allows for staff access from front and one side. Must permit safe placement of resident lift over toilet. • Securely mounted grab bars beside the toilet. • Wheelchair accessible sinks to allow for resident independence. • Room finishes that are impervious to water and easily cleanable. 	<ul style="list-style-type: none"> • Toilet placement allows for staff access from front and two sides. • Placement should provide visual prompts/cuing for resident – consider providing contrasting background to increase the visibility of the toilet. • Securely mounted grab bars on both sides of toilet. • Wheelchair accessible shower with wall mounted grab bars and shower curtain. • If shower included, floor sloping to facilitate water 	<p>Section 32 (b) Bathrooms for each bedroom are equipped with a washbasin & toilet for the exclusive use of the occupants of the bedroom.</p> <p>Section 30 Bathrooms must have a door equipped with a lock that can be opened from the outside in the case of an emergency. Slip resistant material on the bottom of bathtub and shower. Grab bars beside each</p>	<ul style="list-style-type: none"> • Plumbing hardware to be suitable for persons in care.

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		drainage recommended with non-slip, non-glare flooring – sloped area should be well marked to reduce risk of falls.	toilet, bathtub and shower that are conveniently located to meet the needs and preferences of the persons in care.	
<p>Physical Plant</p> <p>Key Indicators:</p> <ul style="list-style-type: none"> The building is safe and secure for both residents and staff 				
Emergency Preparedness	<ul style="list-style-type: none"> Smoke separation between resident rooms. Fire rated doors between resident rooms and adjoining corridor. Sprinkler system throughout building (NFPA 13). 	<ul style="list-style-type: none"> Fire safety systems set so exit doors to non secure areas and internal stairwells not released until second stage alarm. Incorporate seismic measures which support the possibility that the building would not be evacuated in the event of an emergency. 	<p>Section 51 (1)(2)(4)(5) The emergency plan sets out procedures to prepare for, mitigate, respond to and recover from any emergency, including procedures for the evacuation of persons in care and a plan that sets out how persons in care will continue to be cared for in the event of an emergency.</p>	<ul style="list-style-type: none"> Emergency preparedness planning must ensure the facility can cope for 72 hours before expecting support from outside sources.
Emergency Equipment	<ul style="list-style-type: none"> Generator capacity to sustain building for 24 hours. Emergency generator to support the following: Exits and perimeter security Corridor lights 	<ul style="list-style-type: none"> Generator should also support: Common gathering spaces such as dining, lounge areas lighting En suite lighting 	<p>Section 51 (3) Each employee is trained in the implementation of the emergency plan including the use of any equipment noted in the plan.</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<ul style="list-style-type: none"> All service room lighting Minimum one elevator 1 outlet in resident room located near bed Refrigeration/freezer Nurse call system Keep additional fuel on site to maintain facility 72 hours 	<ul style="list-style-type: none"> HVAC system Medication room fridge Diesel generator preferred over natural gas as no guarantee of ongoing gas supply in event of community disaster. 	<ul style="list-style-type: none"> All employees have access, in an emergency to reliable communications equipment. 	
Electrical Capacity	<ul style="list-style-type: none"> Building electrical system is adequate to support electric beds and other necessary equipment in all resident rooms. Minimum 3 double electrical outlets in each resident room, 1 of which is generator supported. GFI outlet in en suite Sufficient additional electrical circuits to handle additional medical/service equipment (e.g. kitchen equipment) and resident furnishings (computers/TVs). 		Non-specific	
Floor Finishes	<ul style="list-style-type: none"> All floor finishes are slip resistant. Floor finishes are continuous and free from lifting and tears. Non reflective finishes in resident areas. 	<ul style="list-style-type: none"> Avoid use of patterns that are disorientating to residents, no light/dark patterns. 	<p>Section 35 (2)(a) Laundry facilities used by residents have a slip resistant flooring.</p> <p>Section 22 All rooms/floors are to be</p>	

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	<ul style="list-style-type: none"> Flooring seams to be heat-welded or flash covered. Wall to wall carpet may be used in appropriate areas, however, it should not impede mobility for wheelchairs or other mobility aides or those with unsteady gaits. No area rugs permitted. Carpet should have antimicrobial backing to reduce staining and assist in odour control. 		<p>maintained in a safe and clean condition, therefore the type of flooring is to be of a type that may be sanitized.</p>	
<p>Lighting and Room temperature</p>	<ul style="list-style-type: none"> Adequate lighting in all resident care areas to ensure safety and to prevent shadowing. Resident rooms require more than one source of light, e.g. overhead, bedside lamp, above bed lighting. High light levels in en suite bathrooms. 	<ul style="list-style-type: none"> Avoid shadows created by skylights or pot lighting. Ceiling and over sink lighting in en suite. 	<p>Section 16 (1)(2)(3) Temperature in each bedroom, bathroom and common room is safe and comfortable for a person who is carrying out the types of activities that would be reasonable expected in the ordinary use of the room. Each bedroom, bathroom and common room is lit sufficiently to permit a person to carry out effectively the types of activities that would be reasonably expected in the ordinary use of the room.</p>	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
Plumbing	<ul style="list-style-type: none"> • Holding tanks (hot water) must support high usage (tubs, dishwashing, and laundry). • Hot water tanks to be quick recovery. • Zonal temperature controls on all resident sinks, showers and tubs. 		<p>Section 17 Hot water accessible to persons in care not to exceed 49 Degree Celsius.</p>	
HVAC	<ul style="list-style-type: none"> • Mechanical to support minimal variances in temperature and humidity. • Air exchange system supports at minimum 4 complete exchanges per hour ventilation for odour control. • Constant heating levels free of drafts and blown air. • Air humidity moist and constant (required for skin integrity, respiratory). 	<ul style="list-style-type: none"> • Air exchange continuous or at least 8 per hour. 	<p>Section 22 All rooms and common area are well ventilated, maintained in a good state of repair and are safe and clean.</p>	
Acoustics	<ul style="list-style-type: none"> • Silent/portable nurse call system. 	<ul style="list-style-type: none"> • No overhead paging except in an Emergency situation. • Utilize noise reduction equipment such as floor cleaners, dishwasher, washer/dryer especially if located in close proximity to residents. • Acoustic batting insulation 	<p>Section 19 Monitoring, signalling and communication devices meet the needs of persons in care.</p>	

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		<ul style="list-style-type: none"> in walls, acoustic caulking under wall plates. Look for opportunity to break up large open spaces utilizing partial walls, foliage as example to decrease background noise. 		

Specialized Populations

Key Indicators:

Any new buildings or existing facilities that are designating part of their operation to serve specialized populations – such as Acquired Brain Injury, Hospice, or a Dementia unit must meet these minimal requirements.

Specialized Building Purpose built to serve a Specialized Population	<ul style="list-style-type: none"> Maximum of 25 residents. Resident rooms to be all single occupancy bedrooms. Neighbourhood is self contained with bedrooms, dining, lounge/activity areas. Neighbourhood is secure 7/24 (including elevator if within the specialized neighbourhood). Other core services (e.g. workstation, utility rooms) are within or in close proximity to the specialized neighbourhood. Creation of a walking loop or 	<ul style="list-style-type: none"> Ability to convert one neighbourhood within the facility to a specialized neighbourhood if the need arises (building design to be flexible regarding serving all populations). 22 to 25 residents maximum to neighbourhood. Exit doors to be released on second stage alarm only in Specialized neighbourhoods unless it is the location of the actual fire situation. 	Non-specific
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	<ul style="list-style-type: none"> a destination such as a sitting area for persistent walkers – no dead end corridors. • Camouflage of exit doors to deter exit seeking. 			
Dining Space & Location	<ul style="list-style-type: none"> • Space requirements – 3 m² (32.3 ft²) per resident. Seating space must accommodate wheelchairs and larger geriatric chairs in dining area. • Dining space must be located in the SCU neighbourhood and only be used by residents in that neighbourhood. 		As per Residential Care Regulations as indicated above.	
Living/Activity Space	<ul style="list-style-type: none"> • One or more readily accessible and comfortably furnished lounges/activity areas per neighbourhood not <2.5 m² (26.9 ft²) total floor space per resident. • At least some living/activity space for the specialized neighbourhood occupants only. • Wheelchair accessible toilets for resident and public use within easy access to dining and lounge/activity areas. • Home like aesthetics. 	<ul style="list-style-type: none"> • Resident kitchen per specialized neighbourhood. 	As per Residential Care Regulations as indicated above.	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
Outdoor Area	<ul style="list-style-type: none"> Secure outdoor access from the specialized neighbourhood and restricted to use by the occupants of the specialized neighbourhood only. Is of sufficient size to accommodate resident in wheelchair passing behind another resident seated in a wheelchair. 		As per Residential Care Regulations as indicated above.	
Bathing Area	<ul style="list-style-type: none"> Bathing area should be located within neighbourhood. Could be shared with an adjacent neighbourhood as long as entry from the specialized neighbourhood and not through another neighbourhood or through public areas to access. Resident has the choice of tub bath or shower. Adequate space to accommodate staff on 3 sides of the tub. Slip resistant flooring. Wheelchair accessible toilet in bathing area. 	<ul style="list-style-type: none"> Separate shower room/areas from bathing room. 	As per Residential Care Regulations as indicated above.	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
Resident Bedroom Size	<ul style="list-style-type: none"> Floor space not < 18.0 m² (194 ft²) for single occupancy, 25.0 m² (269 ft²) for double occupancy (inclusive of entrance/door swing, closet/armoire, built in cabinets or bathroom). Space adequate to allow access on three sides of bed and sufficient to accommodate medical equipment when necessary such as oxygen concentrators and suction machines. Separate clothes closet space for each occupant not <.5 m² (5.4 ft²) space in bedroom. Ability to personalize individual space. Wiring for cable and telephone for each resident in room in appropriate location (no extension cords should be used). 	<ul style="list-style-type: none"> Bed placement should consider resident privacy with no visibility from the corridor however clear visibility for the resident to the en suite for toilet queuing. Preferred room space = not <21 – 22 m² (226 – 237 ft²)/resident. Armoire preferred over built in closet as it allows for more personalizing of space. 	As per Residential Care Regulations as indicated above.	
Resident En suite	<ul style="list-style-type: none"> En suite bathroom required in each resident room Turning radius minimum 1.5 m (5 ft) Toilet placement allows for staff access from front and 		As per Residential Care Regulations as indicated above.	

Building Attribute	Required	Preferred	Licensing Requirements Refer to Residential Care Regulations	Comments
	<p>one side. Must permit safe placement of resident lift over toilet.</p> <ul style="list-style-type: none"> • Securely mounted grab bars on one side of toilet. • Wheelchair accessible sinks to allow for resident independence. • Room finishes that are impervious water and easily cleanable. 			