

NURSING HOME LONG TERM CARE DESIGN GUIDELINES COMPARISON OF SPACE STANDARDS													
	BEDS	RESIDENTS	ENSUITE	RES. ROOM	RES. ROOM	ENSUITE	RES ROOM	TURNING	DINING	LOUNGE, D	CORRIDORS	OUTDOOR	MULTI-
	per House	IN PRIVATE	SHOWERS	TOTAL AREA	Clearances		excluding	CIRCLE	per res.	ACTIVITY		SPACE	PURPOSE/
	(cluster)	ROOMS		(inc ensuite)			ensuite		or (total)	per res.		per res.	ACTIVITY
<b>MLC 1994, BC Canada</b>	12 - 18	90%	consider shower	21 sq.m.		4.48 sq.m.	16.52 sq.m.	1524 mm	3 sq.m.	2.8 sq.m.	2400 mm	1.4 sq.m	1.4 sq.m.
<a href="https://wabenbow.com/?page_id=122">https://wabenbow.com/?page_id=122</a>												per res.	X 25% res.
<a href="https://wabenbow.com/?page_id=173">https://wabenbow.com/?page_id=173</a>													
<b>US VA 2019 SMALL HOUSE MODEL DESIGN GUIDE</b>	10 - 14	100%	showers	30 sq.m.	13'6" min head wall	8 sq.m.	21.36 sq.m.	1930 mm	3.5 sq.m	4 sq.m.	2440 mm	patio/deck	neighbourhood
		2 per HH connecting	included	323 sq.f		85 sq.f	230 sq. f.		(50 sq.m)	(58.5 sq.m)		each floor	3 sq. m.
<a href="https://www.cfm.va.gov/til/dGuide/dgSHModel.pdf">https://www.cfm.va.gov/til/dGuide/dgSHModel.pdf</a>							inc. vestibule		(525 sq.f.)	(630 sq.f)			(128 sq.m)
<b>DESIGN GUIDE FOR LONG TERM CARE HOMES</b>	10 - 14	100%	consider shower	24 sq.m.	1500 mm each side	6 sq.m	18 sq. m		3 sq.m.	3 sq.m	eliminate	access from	
<b>Robert Wrublowski, 2018</b>				258 sq.f.	1200 end of bed	64 sq.f	194 sq.f.		33 sq.f.	33 sq.f.	where possible	each House	
<a href="https://fgiguilines.org/wp-content/uploads/2018/03/MMP_DesignGuideLongTermCareHomes_2018.01.pdf">https://fgiguilines.org/wp-content/uploads/2018/03/MMP_DesignGuideLongTermCareHomes_2018.01.pdf</a>							increase if shower included						
<b>Public Sector Residential Aged, Victoria, Australia, 2020</b>	9 - 24	100%	showers	24.5-25.5 sq.m	Public Sector Resident	7 sq.m.	16.5 - 17.5 sq.m.		2.6 sq.m.	3 sq.m.	short	yes	1.5 sq.m.
		2 per 30 connecting	required				1/30 bariatric						(1380 sq.f)
<a href="https://www.vhba.vic.gov.au/public-sector-residential-aged-care-services-interim-facility-design-guidelines">https://www.vhba.vic.gov.au/public-sector-residential-aged-care-services-interim-facility-design-guidelines</a>							(23 sq.m)						
<b>Nova Scotia, Canada 2022</b>	16 - 24	96%	no mention		5' on either side		16.3 - 17.65 sq.m		3 sq.m.	2.5 - 4 sq.m.	6' - 8'	at grade from	part of lounge
	16+ in wings	48 of 50			(1524 mm)		175 - 190 sq.f.					each house	allocation
<a href="https://novascotia.ca/dhw/ccs/policies/Long-Term-Care-Facility-Requirements-space-and-Design.pdf">https://novascotia.ca/dhw/ccs/policies/Long-Term-Care-Facility-Requirements-space-and-Design.pdf</a>							(paired ensuite)						
<b>CSA Z8004:22 (2022)</b>	consider	100% in new	3 piece									direct access	yes
<b>National Standard of Canada</b>	10 - 12	max 2 res pr room		20 sq.m.			15 sq.m.		2.5 sq.m.	2.5 sq.m.		from HH	
<a href="https://view.csagroup.org/YzH4Tg">https://view.csagroup.org/YzH4Tg</a>		in old facilities		(Z8000-18)			(Z8000-18)		(Z8000-18)	(Z8000-18)			
(Section 8: Design, p.69 - 83, 129 - 133)													
<b>National standards Ireland 2016</b>	not specified	80% private in new	optional				12.5 sq.m.			4 sq.m.			
<a href="https://www.hiqa.ie/sites/default/files/2017-01/National-Standards-for-Older-People.pdf">https://www.hiqa.ie/sites/default/files/2017-01/National-Standards-for-Older-People.pdf</a>		Max 4 to a room in old											
<b>Dementia Specific Household Brief Ireland 2016</b>	10	100%	showers	24 sq.m.		6 sq.m.	16 sq.m.		2 sq.m.	3.4 sq.m.		verandah	12 sq. m. in HH
<a href="https://www.lenus.ie/handle/10147/621465">https://www.lenus.ie/handle/10147/621465</a>													
<b>BPDG (Bill Benbow) 2014</b>	10 to 25	100%	showers	22 - 25 sq.m.	3 side bed access	5.3 - 6 sq.m.	15.5 - 17 sq.m	min 1524 r	3 sq.m..	3 - 4 sq. m.	1830 mm	from each	yes
	(with wings)		preferred		2 sides wc turning			1676 mm (5'6")				house	
<a href="https://wabenbow.com/wp-content/uploads/2010/03/Benbow-Best-Practice-Design-Guideline-November-2014-compressed.pdf">https://wabenbow.com/wp-content/uploads/2010/03/Benbow-Best-Practice-Design-Guideline-November-2014-compressed.pdf</a>													
Note: both Robert Wrublowski and US VA list <b>good case study examples</b> and research references.													
Note: comparing resident room sizes is p (see design and innovation paper, p. 4: Commissioner Briggs vs. Commissioner Pagone; p. 11 describes Small home model as usually 8 - 10 people, sometimes up to 16)													
Note: Australia appears to be wrestling with limiting/perscribing size of Households due to economies of scale re costs: see response to Royal Commission below:													
<a href="https://apo.org.au/node/316069">https://apo.org.au/node/316069</a>													
see Daneils for 25 case studies: <a href="https://www.daniels.utoronto.ca/reimagining-long-term-care-architecture-post-pandemic-ontario-and-beyond-part-i">https://www.daniels.utoronto.ca/reimagining-long-term-care-architecture-post-pandemic-ontario-and-beyond-part-i</a>													
Note: BPDG is the author's recommendation circa 2013 with caution: Households greater than 14 residents are large and challenging to make "homelike": smaller household sizes are preferred if non-institutional is the goal.													