

# Engineering Summary Review Form

## NURSING HOME MORATORIUM EXCEPTION APPLICATION

The commissioner of health is accepting written proposals from nursing homes and certified boarding care homes requesting funding through the moratorium exception process, according to Minn. Stat. § 144A.073. The commissioner of health, in coordination with the commissioner of human services, may approve such requests under conditions listed in the Minnesota Statutes. More information about the application process is available on the MDH website: [Nursing Home Moratorium Exception Application Materials](https://www.health.state.mn.us/facilities/regulation/nursinghomes/moratoriumapp/index.html) (<https://www.health.state.mn.us/facilities/regulation/nursinghomes/moratoriumapp/index.html>).

Facilities should include the information requested below as part of their application. Projects should emphasize the improvement of living conditions for the residents of the facility, including the following:

- Look at the existing living conditions such as adjacent bedrooms sharing the toilet room between, 2-bed rooms with side-by-side beds, confined bedroom and toilet space, lack of handicapped accessible toilet rooms.
- Bathing facilities available to residents.
- Look at convenient and large enough dining areas without requiring feeding shifts or eating in the bedrooms.
- Look for adequate and appealing common spaces.
- Look at existing kitchens and laundries and proposed improvements for better and more efficient food and laundry service, benefiting the staff and residents alike.

Additionally, projects should ensure the following considerations are taken into account:

- Compliance with construction type and story height.
- Occupancy separations between health facilities and other occupancies.
- Smoke barriers to provide areas of refuge (from smoke/fire) on each floor of a health facility.
- Maximum allowable travel distances for fire safety and for resident care.
- Rooms and spaces required by state and federal rules, such as PT/OT, central bathing.
- A complying main entrance, reception, and lobby.
- Complying elevators in multi-story health facilities.
- No customary access outside of the licensed health facility.

Highlight the significant existing conditions and the proposed changes in the form below and submit it with your completed application materials. Additional pages may be added if more space is needed. An example of a completed form is provided below.

## Facility Information

Facility Name: \_\_\_\_\_

Facility Location: \_\_\_\_\_

## Exceptions

The proposal does specify changes that meet the standards listed in the emergency rule in 4655.1084, Subp. 10, items A through L, with the following exceptions:

Exception 1: \_\_\_\_\_

\_\_\_\_\_

Exception 2: \_\_\_\_\_

\_\_\_\_\_

Exception 3: \_\_\_\_\_

\_\_\_\_\_

Exception 4: \_\_\_\_\_

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Exception 5: \_\_\_\_\_

\_\_\_\_\_

Include information about any plan updates that resolve the items above: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Review of Existing Physical Plant Conditions

Corridors: \_\_\_\_\_

Doors: \_\_\_\_\_

Exiting: \_\_\_\_\_

Construction Type: \_\_\_\_\_

Bedrooms: \_\_\_\_\_

\_\_\_\_\_

Lighting: \_\_\_\_\_

Windows: \_\_\_\_\_

Bathing: \_\_\_\_\_

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EXCEPTION)

Toilet Rooms: \_\_\_\_\_

Ventilation: \_\_\_\_\_

Existing Dining/Dayroom and Activity Space: \_\_\_\_\_

Proposed Dining Space: \_\_\_\_\_

Proposed Dayroom Space: \_\_\_\_\_

Proposed Activity Space: \_\_\_\_\_

Heating: \_\_\_\_\_

Cooling: \_\_\_\_\_

## Bed Configuration and Layaway Beds

Fill in the tables below with the information about bed configurations and layaway beds at the facility before and after the project.

Definitions:

- A private room is a 1-bed room that has a toilet area that it does not share with an adjacent bedroom.
- 1-bed rooms are those where a bedroom shares access to a toilet room with an adjacent bedroom.
- 2-bed rooms are those where two beds are located within the same bedroom, whether or not there is a fixed partition separating the two beds (i.e. a “split double” room). A common toilet room is shared outside of partitioned bed areas within such bedrooms.
- 3- or 4-bed rooms are those where the given number of beds shares access to the corridor.

### Bed Configuration Table

Bed Type Configuration	# Beds Before Project	# Beds After Project
Private rooms		
1-Bed rooms		
2-Bed rooms		
3-Bed rooms		
4-Bed rooms		
<u>Total Beds</u>		

**Layaway Beds Table**

Bed Type Configuration	#Beds Before Project	# Beds After Project
Layaway		

**Review of Existing Building**

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**Review of Proposal**

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## Example Form

Facility Name: Example Nursing Home

Facility Location: 123 Main Street, St. Paul, Minnesota

## Exceptions

The proposal does specify changes that meet the standards listed in the emergency rule in 4655.1084, Subp. 10, items A through L, with the following exceptions:

1. The dining areas must be located on the outside walls of the building, with windows facing directly outdoors;
2. Egress to the exits must be at least 8 feet wide, clearly defined through open areas (lobbies/lounges);
3. Provide smoke barriers that comply with the LSC, including double egress cross-corridor doors;
4. Remove the European showers from resident toilet rooms.

A plan update emailed Jan. 11 resolves items 2 and 3 above.

## Review of Existing Physical Plant Conditions

1. Corridors: 8' – 0" wide
2. Doors: Bedroom doors 42" nominal width. Toilet Room doors 36" nominal width.
3. Exiting: OK
4. Construction Type: 1965 - 1 story, Type II (000). 1989 - 1 story, Type V (111) – Main entry/lobby/office
5. Bedrooms:
  - a. Eighteen 2-bed rooms = 36 beds
  - b. Fifteen private rooms = 15 beds (+ one room for hospice)
  - c. 51 beds + 6 layaway beds = 57 beds
6. Lighting: Lighting in resident rooms measures approximately 25 foot-candles, with only about 6 foot-candles at the closets.
7. Windows: "Meets requirements"
8. Bathing: Two central showers and one central tub for 51 beds
  - a. Toilet Rms: No handicapped accessible toilet rooms
9. Ventilation: "... stagnant air, and odors."
10. Existing Dining/Dayroom and Activity Space: Approx. 2,500 SF
  - a. Proposed Dining Space: 400 SF/unit x 3 units = 1,200 SF
11. Proposed Dayroom Space: 400 SF/unit x 3 units = 1,200 SF
  - a. Proposed Activity Space: 300 SF/unit x 3 units = 900 SF

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EXCEPTION)

- b. Proposed Activity/Group Room in Town Center = 2,400 SF
- 12. Heating: Radiant heating system is on one boiler for the entire complex & is poorly zoned for the nursing home building. It is too hot in the nursing home according to the narrative.
- 13. Cooling: Not addressed in the narrative.

### Bed Configuration and Layaway Beds

Fill in the tables below with the information about bed configurations and layaway beds at the facility before and after the project.

Definitions:

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- 1-bed rooms are those where a bedroom shares access to a toilet room with an adjacent bedroom.
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- 3- or 4-bed rooms are those where the given number of beds shares access to the corridor.

#### Bed Configuration Table

Bed Type Configuration	# Beds Before Project	# Beds After Project
Private rooms	15	
1-Bed rooms		
2-Bed rooms	18	
3-Bed rooms		
4-Bed rooms		
<u>Total Beds</u>	57	

#### Layaway Beds Table

Bed Type Configuration	#Beds Before Project	# Beds After Project
Layaway	6	

## Review of Existing Building

The original 1-story building was built in 1965, with an addition in 1989. There are presently eighteen 2-bed rooms and fifteen private rooms for a total of 51 licensed beds, with six beds in layaway status. One private room is reserved for hospice care. The 2-bed rooms do not provide complying space between the beds. The resident toilet rooms are virtually not useable by nursing home residents, and cannot accommodate staff assistance at the toilet. Two doors are shown swinging into the toilet room. The dining room in the center of the building must be rearranged constantly to serve as activities between meals. Lighting, heating and ventilation is poor. The large dining room and dayroom in the middle of the building is too busy and impersonal for the nursing home residents. The two nursing home wings have no commons areas or lounges.

## Review of Proposal

The new 1-story nursing home will reduce the licensed capacity to 48 beds. The existing nursing home will be demolished except for the commercial kitchen, which is located in the assisted living building. The new nursing home and reconfigured parking lot will occupy the same area on that site. There will be 3 separate units that each have dining and living areas, and a serving kitchen – 16 beds in each unit. There will be no cooking in these units, but there will be complying dishwashing in each of these units according to the narrative. A separate activities room will be provided in the center of the nursing home. Lighting, heating and cooling will comply with new construction requirements. Plans for the new nursing home must be revised to resolve the exceptions noted above.

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*To obtain this information in a different format, call: 651-201-4200.*