

**481—63.35(135C) Buildings, furnishings, and equipment.****63.35(1) Buildings—general requirements.**

- a. All windows shall be supplied with window treatments that are kept clean and in good repair. (III)
- b. Whenever glass sliding doors or transparent panels are used, they shall be marked conspicuously. (III)
- c. The facility shall meet the equivalent requirements of the appropriate group occupancy of the state building code. (III)
- d. The facility shall be located in an area zoned for single- or multiple-family housing or in an unincorporated area and shall be constructed in compliance with applicable local housing codes and rules adopted for this classification of license by the state fire marshal. (II, III)

**63.35(2) Furnishings and equipment.**

- a. All furnishings and equipment shall be durable, cleanable, and appropriate to their function. (III)
- b. All resident areas shall be decorated, painted, and furnished to provide a homelike atmosphere. (III)

**63.35(3) Dining areas and living rooms.**

- a. Living rooms shall be maintained for the use of residents and their visitors and may be used for recreational activities. Living rooms shall be suitably furnished. (III)
- b. Dining areas shall be furnished with dining tables and chairs appropriate to the size and function of the facility. Dining rooms and furnishings shall be kept clean and sanitary. (III)

**63.35(4) Bedrooms.**

- a. Each resident shall be provided with a twin-sized or larger bed, substantially constructed and in good repair. Rollaway beds, metal cots, or folding beds are not acceptable. (III)
- b. Each bed shall be equipped with the following: casters or glides; clean springs in good repair; a clean, comfortable, well-constructed mattress approximately five inches thick and standard in size for the bed; and clean, comfortable pillows of average bed size. (III)
- c. There shall be a comfortable chair, either a rocking chair or armchair, per resident bed. The resident's personal wishes shall be considered. (III)
- d. There shall be drawer space for each resident's clothing. In a bedroom in which more than one resident resides, drawer space shall be assigned to each resident. (III)
- e. Beds and other furnishings shall not obstruct free passage to and through doorways. (III)
- f. Beds shall not be placed in such a manner that the side of the bed is against the radiator or in close proximity to it unless the radiator is covered so as to protect the resident from contact with it or from excessive heat. (III)
- g. There shall be a wardrobe or closet in each resident's room. Minimum clear dimensions shall be 1 foot 10 inches deep by 1 foot 8 inches wide with full hanging space and provide a clothes rod and shelf. In a multiple bedroom, closet or wardrobe space shall be assigned each resident sufficient for the resident's needs. (III)
- h. Each room shall have sufficient accessible mirrors to serve resident's needs. (III)
- i. Useable floor space of a room shall be no less than 8 feet in any major dimension. (III)
- j. Bedrooms shall have a minimum of 60 square feet of useable floor space per bed for a double room, 80 square feet of useable floor space for a single room. (III)
- k. There shall be no more than two residents per room. (III)

**63.35(5) Bath and toilet facilities.**

- a. All sinks shall have paper towel dispensers and an available supply of soap. (III)
- b. Toilet paper shall be readily available to residents. (III)
- c. There shall be a minimum of one toilet and bath facility for five residents. (III)

**63.35(6) Heating.** A centralized heating system shall be maintained in good working order and capable of maintaining a comfortable temperature for residents of the facility. Portable units or space heaters are prohibited from being used in the facility except in an emergency. (II, III)

**63.35(7) Water supply.**

- a.* Private sources of water supply shall be tested annually and the report made available for review by the department upon request. (III)
- b.* A bacterially unsafe source of water supply shall be grounds for denial, suspension, or revocation of license. (III)
- c.* The department may require testing of private sources of water supply at its discretion in addition to the annual test. The facility shall supply reports of such tests as directed by the department. (III)
- d.* Hot and cold running water under pressure shall be available in the facility. (II, III)
- e.* Prior to construction of a new facility or new water source, private sources of water supply shall be surveyed and shall comply with the requirements of the department. (III)

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