

**481—65.23(135C) Physical facilities and maintenance.**

**65.23(1) Housekeeping.** The facility shall have written procedures for daily and weekly cleaning (III) which include, but need not be limited to:

*a.* All rooms including furnishings, all corridors, storage areas, linen closets, attics, and basements shall be kept in a clean, orderly condition, free of unserviceable furniture and equipment or accumulations of refuse. (III)

*b.* All resident bedrooms, including furnishings, shall be cleaned and sanitized before use by another resident. (III)

*c.* Polishes used on floors shall provide a slip-resistant finish. (III)

**65.23(2) Equipment.** Housekeeping and maintenance personnel shall be provided with well-constructed and properly maintained equipment appropriate to the function for which it is to be used. (III)

*a.* All facilities shall be provided with clean and sanitary storage for cleaning equipment, supplies, and utensils. In facilities over 15 beds, a janitor's closet shall be provided. It shall be equipped with water for filling scrub pails and a janitor's sink for emptying scrub pails. A hallway or corridor shall not be used for storage of equipment. (III)

*b.* Sufficient numbers of noncombustible trash containers, which have covers, shall be available. (III)

*c.* All containers for trash shall be watertight, rodent-proof, and have tight-fitting covers and shall be thoroughly cleaned each time a container is emptied. (III)

*d.* All wastes shall be properly disposed of in compliance with the local ordinances and state codes. (III)

**65.23(3) Bedrooms.** Each resident shall be provided with a bed, substantially constructed and in good repair. (III)

*a.* 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 5 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 arm chair, per resident bed. The resident's personal wishes shall be considered and documented. (III)

*d.* There shall be drawer space for each resident's clothing. In a multiple bedroom, drawer space shall be assigned each resident. (III)

*e.* There shall be a bedside table with a drawer and a reading lamp for each resident. (III)

*f.* All furnishings and equipment shall be durable, cleanable, and appropriate to its function. (III)

*g.* All resident areas shall be decorated, painted, and furnished to provide a homelike atmosphere and in a manner which is age and culture appropriate. (III)

*h.* Upholstery materials shall be moisture- and soil-resistant, except on furniture which is provided and owned by the resident. (III)

*i.* Beds and other furnishings shall not obstruct free passage to and through doorways. (III)

*j.* Beds shall not be placed with the side of the bed against a radiator or in close proximity to it unless the radiator is covered to protect the resident from contact with it or from excessive heat. (III)

**65.23(4) Bath and toilet facilities.** All lavatories shall have nonreusable towels or an air dryer and an available supply of soap. (III)

**65.23(5) Dining and living rooms.** Dining rooms and living rooms shall be available for use by residents at appropriate times to allow social, diversional, individual, and group activities. (III)

*a.* Every facility shall have a dining room and a living room easily accessible to all residents which are never used as bedrooms. (III)

*b.* A combination dining room and living room may be permitted if the space requirements of a multipurpose room as provided in 481—subrule 61.6(2) are met. (III)

*c.* Living rooms shall be suitably furnished and maintained for the use of residents and their visitors and may be used for recreational activities. (III)

*d.* Dining rooms shall be furnished with dining tables and chairs appropriate to the size and function of the facility. These rooms and furnishings shall be kept clean and sanitary. (III)

**65.23(6) *Family and employee accommodations.*** Resident bedrooms shall not be occupied by employees, family members of employees, or family members of the licensee. (III)

*a.* In facilities where the total occupancy of family, employees, and residents is five or fewer, one toilet and one tub or shower is the minimum requirement. (III)

*b.* In all health care facilities, if the family or employees live within the facility, living quarters shall be required for the family or employees separate from areas provided for residents. (III)

**65.23(7) *Pets—policies.*** Any facility in which a pet is living shall implement written policies and procedures addressing the following:

*a.* Vaccination schedule; (III)

*b.* Veterinary visit schedule; (III)

*c.* Housing or sleeping quarters; (III) and

*d.* Assignment of responsibility for feeding, bathing and cleanup. (III)

**65.23(8) *Maintenance.*** Each facility shall establish a program to ensure continued maintenance of the facility, to promote good housekeeping procedures, and to ensure sanitary practices throughout. In facilities over 15 beds, this program shall be in writing and be available for review by the department. (III)

*a.* The buildings, furnishings and grounds shall be maintained in a clean, orderly condition and be in good repair. (III)

*b.* The buildings and grounds shall be kept free of flies, other insects, rodents, and their breeding areas. (III)

**65.23(9) *Buildings, furnishings, and equipment.***

*a.* Battery-operated, portable emergency lights in good working condition shall be available at all times, at a ratio of one light per employee on duty from 6 p.m. to 6 a.m. (III)

*b.* All windows shall be supplied with curtains and shades or drapes which are kept in good repair. (III)

*c.* Wherever glass sliding doors or transparent panels are used, they shall be marked conspicuously and decoratively. (III)

**65.23(10) *Water supply.*** Every facility shall have an adequate water supply from an approved source. A municipal source of water shall be considered as meeting this requirement. Private sources of water to a facility shall be tested annually and the report submitted with the annual application for license. (III)

*a.* A bacterially unsafe source of water shall be grounds for denial, suspension, or revocation of license. (III)

*b.* The department may require testing of private sources of water to a facility at its discretion in addition to the annual test. The facility shall supply reports of tests as directed by the department. (III)

This rule is intended to implement Iowa Code section 135C.14.