



Codes and Standards: Impediments or Assets for Culture Change?

Pioneer Network Conference

Hyatt Regency Hotel
Jacksonville, Florida

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Health Facility Consulting
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Codes and Standards

Nursing Homes Must Meet

Codes for Everyone and Everything

- **Municipal Codes:** Zoning, Drainage, Water, Sewage
- **Local Codes:** Building and Fire Regulations
- **State Codes:** Building, Fire and Design Codes for Licensure
- **Federal Codes:** Fire Codes for Certification



Codes and Standards Exist for a Purpose

To Provide Minimum Protection

- Nursing Homes provide housing for persons incapable of self preservation
- Nursing Homes provide care for the most vulnerable population
- Nursing Homes receive monetary reimbursements with strings attached



Codes and Standards Are Enforced by Many

Authority Having Jurisdiction (AHJ)

- Building Official
- Fire Inspector
- State Licensing Surveyor
- Federal Certification Surveyor
- Design and Building Professionals
- Insurance Carrier
- Certifying Agencies
- Manufacturers and Suppliers



Codes and Standards: Impediments to Culture Change

Fire Code Requirements for Institutions

- Kitchens and Cooking Facilities
- Fireplaces and Gas Logs
- Exit Access Corridor Requirements
- Exit Doors and Exit Signage
- Smoke Compartments
- Storage Requirements
- Flame Spread Ratings
- Personal Furnishings



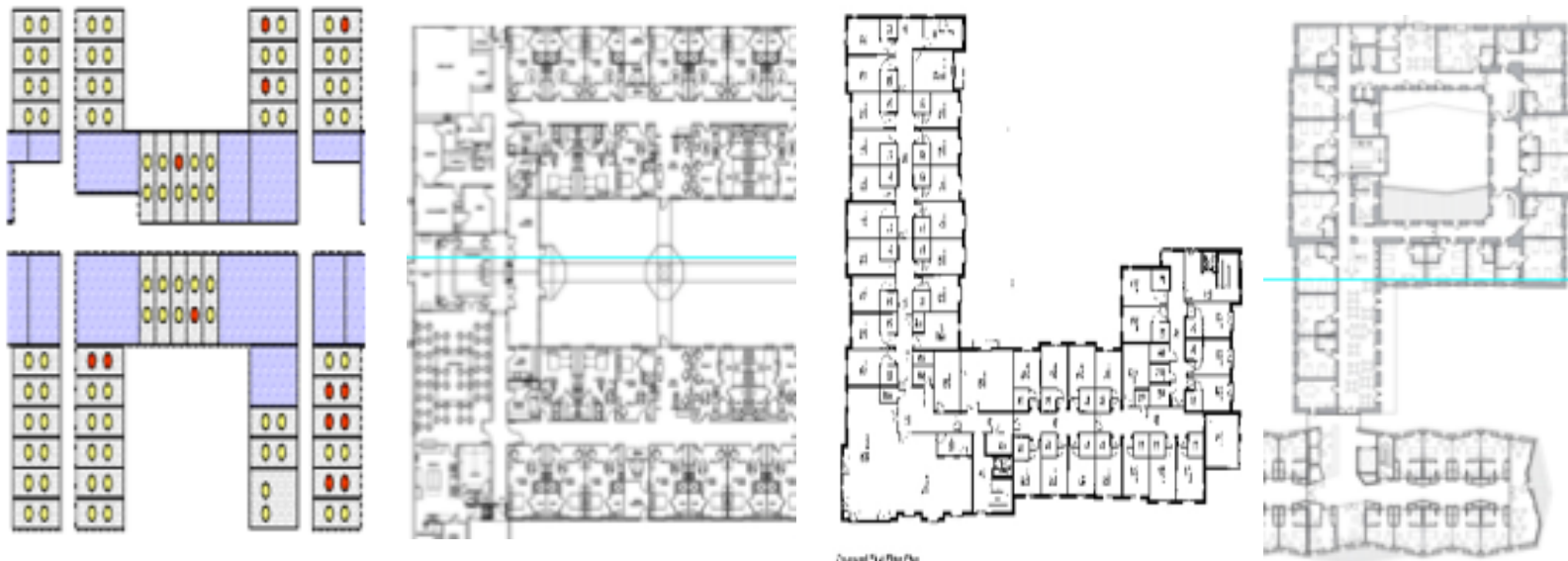
Codes and Standards: Impediments to Culture Change

Many State Design codes are based on an outdated Institutional Model

- Nurses Station
- Maximum Corridor length
- Minimum space between beds
- Utility Equipment
- Kitchen Design Requirements
- Laundry Requirements
- Furniture Requirements
- Nurse Call Requirements

Codes and Standards: Impediments to Culture Change

State Design Codes often result in an
Alphabet Soup of Designs Crying out
for...



Codes and Standards: Impediments to Culture Change

Many State Codes are based on outdated hospital room designs with double beds and cubicle curtains



"The patient in the next bed is highly infectious. Thank God for these curtains."

Codes and Standards: Impediments to Culture Change

These State Design Codes lead to Homes with long, scary, institutional corridors



Codes and Standards: Impediments to Culture Change

Many State Codes required a centralized nurse station that creates a physical barrier that promotes separation



Codes and Standards: Impediments to Culture Change

Large centralized dining areas, no matter how “elegant” do not offer the same intimate setting as a small dining area such as one finds at home.





Codes and Standards: Impediments to Culture Change

Handicapped Accessibility Codes were not designed for Seniors

- Maximum dimension from wall to toilet
- Size and placement of grab bars
- Size and design of showers
- Use of sliding doors
- Placement of Fire Alarm Devices



Society for the Advancement of Gerontological Environments (SAGE)

How SAGE Involves the AHJ

- Why SAGE Works with the AHJ
- SAGE operates at the State Level
- How SAGE Engages the AHJ
- Results of working with the AHJ



How to Work with an AHJ

Secrets for Success with the AHJ

- Be Positive and Respectful
- Show Interest and Concern for fire Safety
- Learn the Basic Code Requirements
- Be Inclusive
- Provide Educational Opportunities
- Sell your product and gain buy-in
- Make it a Team effort
- Remember, AHJs are people too
- If Everything Else Fails...



Revising the Codes and Standards for Culture Change

How to Change the Minimum Standards from Institutional to Home

- Work State By State for Culture Change
- Identify how state codes can be changed
- Educate the Powers in Charge
- Learn the code revision cycles
- Work with state officials to change the codes
- Work with State Associations
- Develop Talking Points
- Make the Economic Case
- Involve the public, newspapers, television



Revising the Codes and Standards for Culture Change

National Groups are tirelessly working to revise
State and Federal Codes including
Pioneer Network
SAGE
The Rothschild Foundation

These are Coalitions of Advocates, Researchers,
Design Professionals, Providers, Administrators,
Nurses, AHJs, and Residents



Revising the Codes and Standards for Culture Change

The 2012 edition incorporates these revisions
for Culture Change:

- Small cooking kitchens open to the corridor
- Seating inside the 8 feet wide corridor
- Gas fire places permitted inside sleeping areas
- More personal decorations permitted inside sleeping rooms



Revising the Codes and Standards for Culture Change

These groups are already working on the 2015 edition to further the effort to incorporate the basic necessary design elements to support the changes to a home's organization for culture change.



The Future for Culture Change is NOW!

Changes to outdated Design Code Criteria
are taking place in many states!

- Wisconsin
- Kansas
- Oklahoma
- Mississippi
- Texas
- California
- Florida (March 15, 2012 date of new codes)



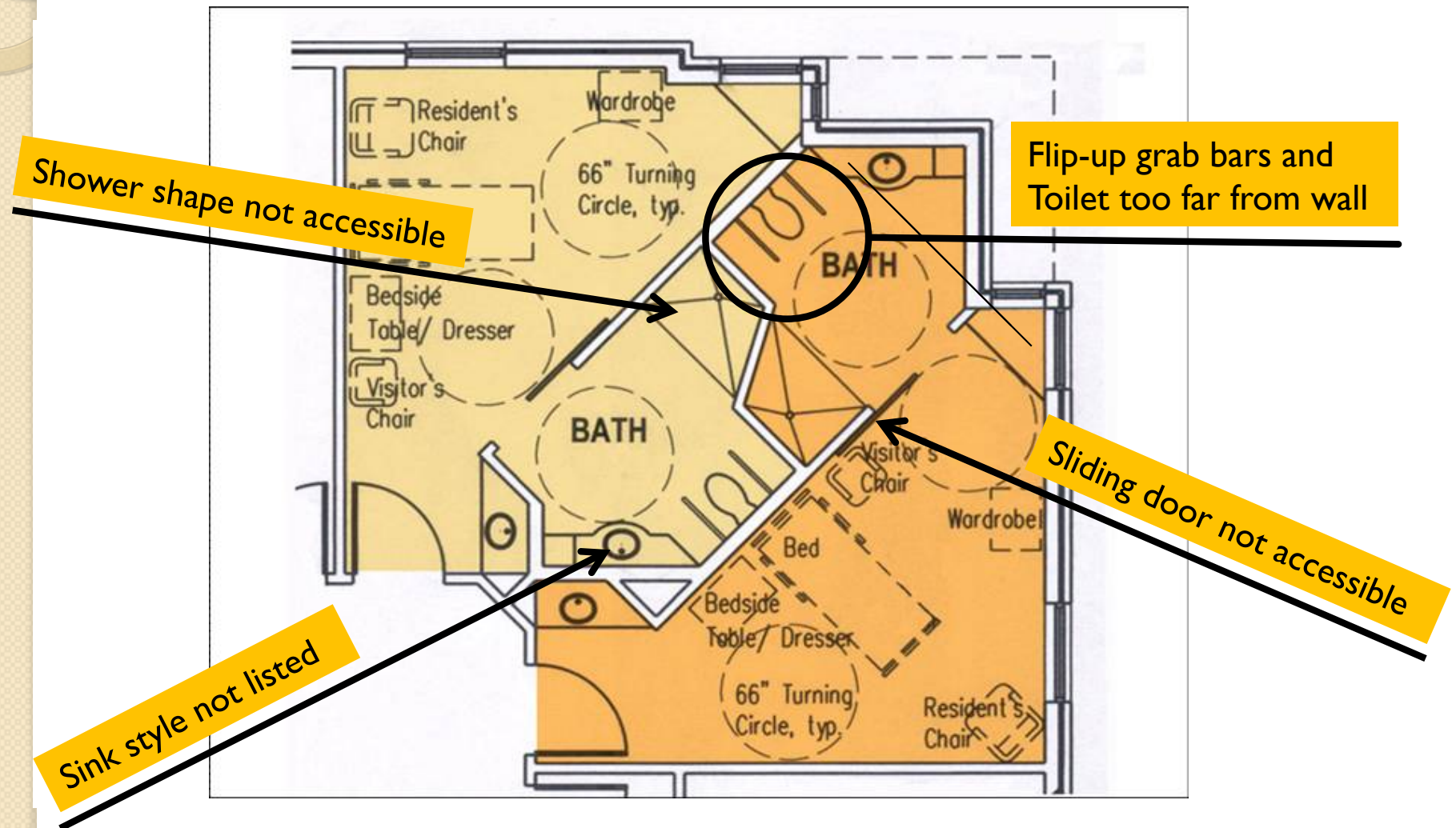
The Future for Culture Change is NOW!

Did you Know the AHJ can Accept
Alternative Means and Methods?

- International Building Code: Section 104.11
Alternative materials, design and methods of
construction and equipment.
- Americans with Disabilities Accessibility Code:
Section 2.2 Equivalent Facilitation.
- Center for Medicare/Medicaid Services:
Waivers through State Agency

Example of Alternate Methods of Compliance

Preliminary Room Design by Lorraine Hiatt



- Mayflower N.H. by Rogers, Lovelock, and Fritz, Inc.

Example of Alternate Methods of Compliance in Accessible Toilet Room



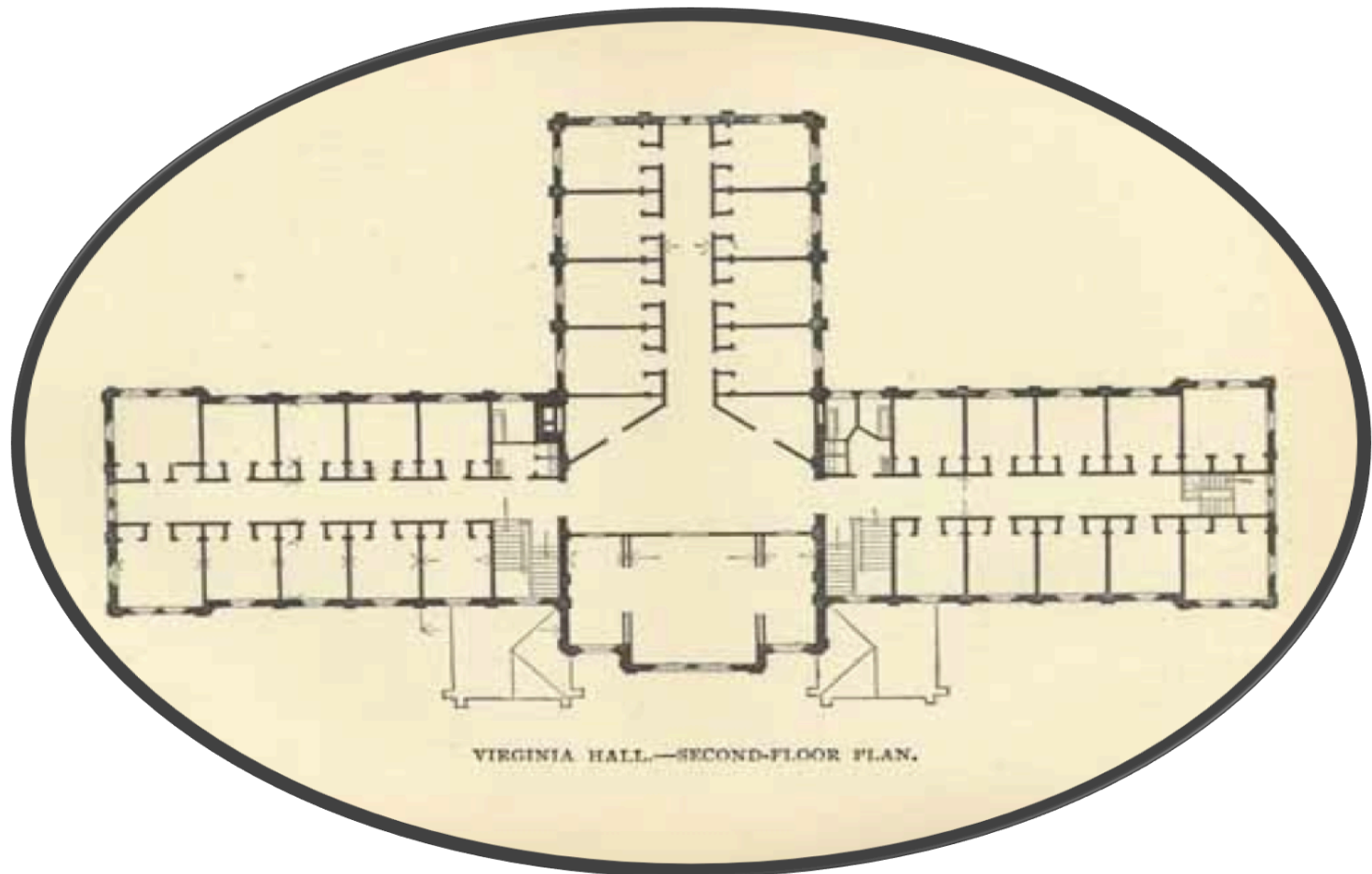


The Future for Culture Change is NOW!

The Florida Story

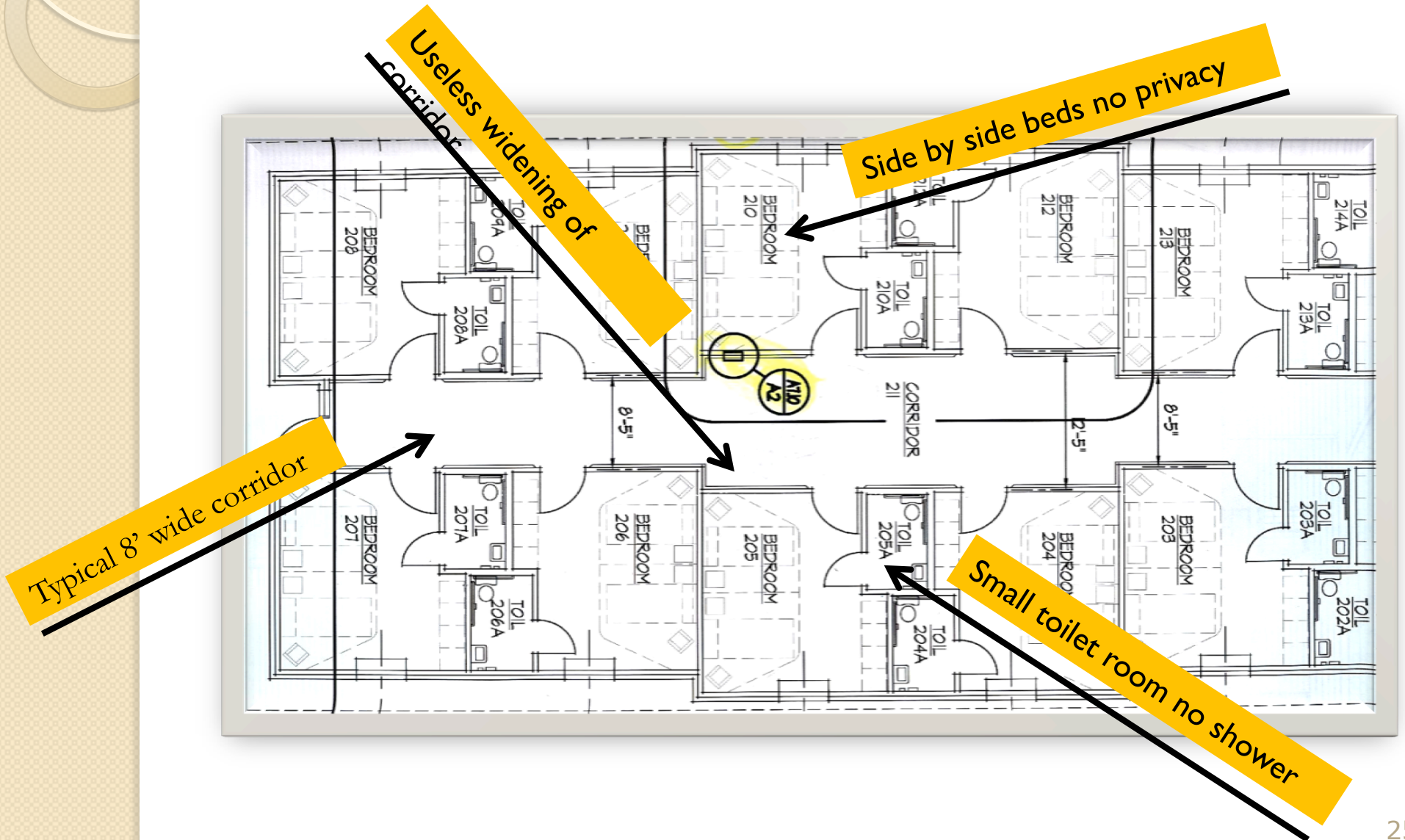
- Becoming Inspired
- Looking at the Current Code
- Revising the Code with help from MANY
- Discovering the Opposition
- Plotting Next Steps/Marketing the Code

This was the Minimum Standard Years Ago

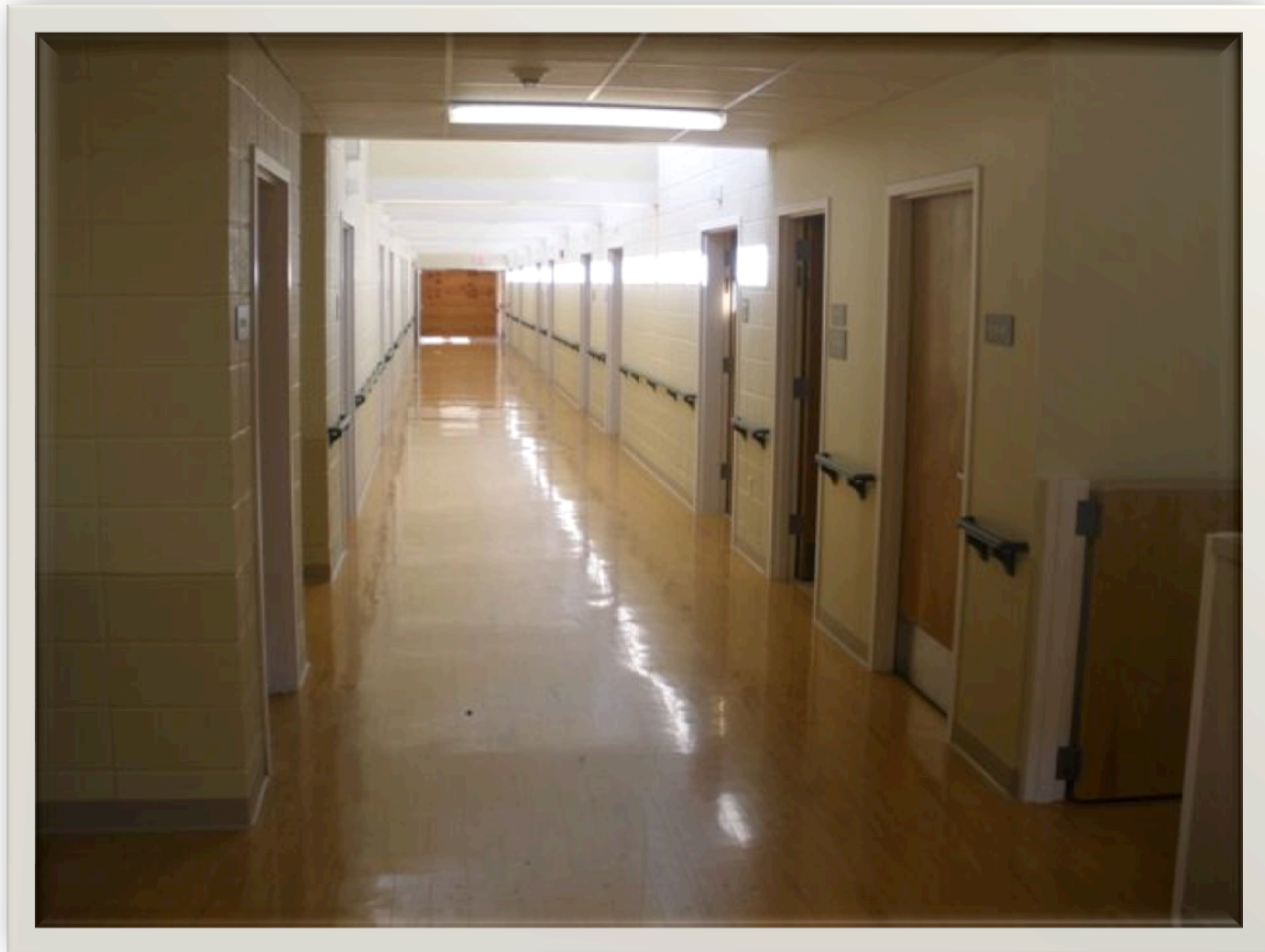


“Old Folks” Home in Virginia

This is the Minimum Standard Today



This is the Minimum Standard Today



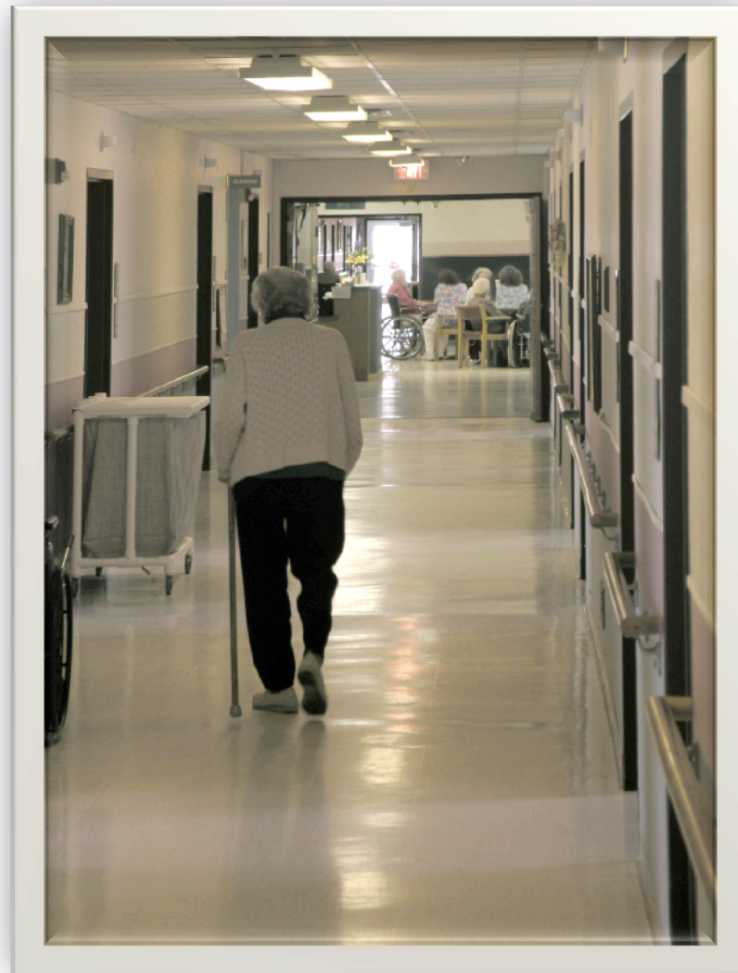
This is the Minimum Standard Today



This is the Minimum Standard Today



Is this Minimum Standard the best
we can give our Seniors?



Is this Minimum Standard enough for Human Dignity?





We Can, Should, and Will Do Better for All Elders

In 2008 many people and organizations begin to revise the Florida Building Code to incorporate some specific design criteria that for future nursing homes from drab and depressing institutional facilities into true home like environments.



This Minimum Design Standard Does Not Force Household Design

- Two Basic Models of Nursing Homes: Sub-Acute Care and Long Term Care. This standard is for Long Term Care.
- Not all Operators want to operate a household model
- “One thing worse than a traditional nursing home service in a traditionally designed building is traditional nursing home service in a building designed as a Household Model.”
- Steve Shields and LaVrene Norton from their book: *In Pursuit of the Sunbeam*.



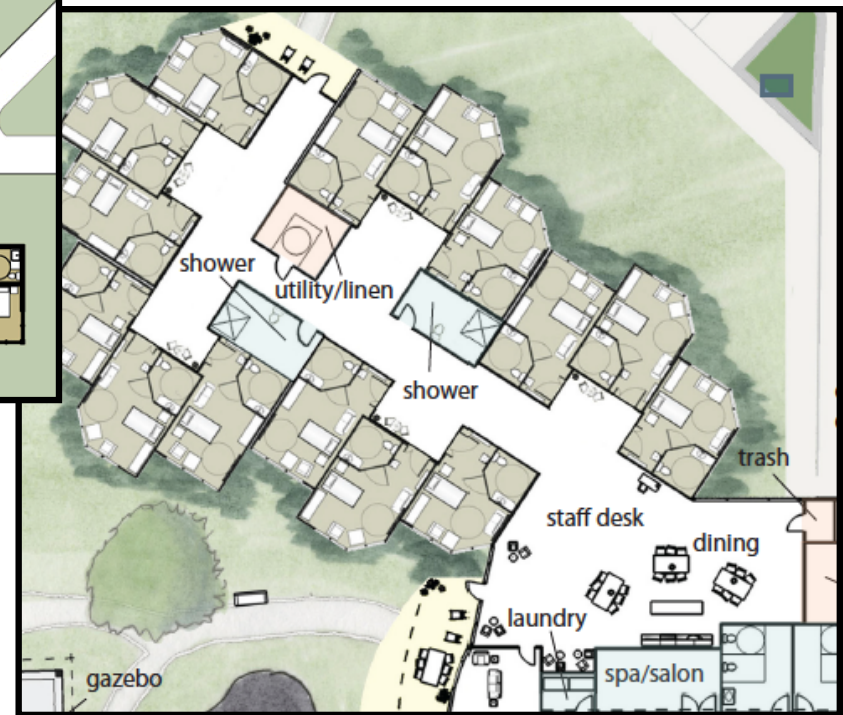
What the New Minimum Design Standard Looks Like

- The nursing home can be designed as households grouped around small social areas
- It would be designed to be broken up with alcoves for resident sitting or resting and other administrative functions.

Example of Households Designed Around Social Areas



Designed by David Creamer and Lindsey Fikes



Designed by Kelli Lathrop and Corie Saxman

From the 2012 SAGE/AIAS Student Design Competition



What the New Minimum Design Standard Looks Like

- These households can be formed into neighborhoods that share support services and functions.
- If the household model is chosen, they are designed around staff and social spaces.

Social Areas in Creekview Nursing Home, Wisconsin



- Gaius G. Nelson: Nelson-Tremain Partnership

Household Model with Social/Staff Areas

Creekview Nursing Home, Wisconsin



Nurse station

Med. Prep. Station

- Gaius G. Nelson: Nelson-Tremain Partnership

Staff Areas work areas Creekview Nursing Home, Wisconsin

Lockable cabinets

Nurse work area

Medical Charts and work area



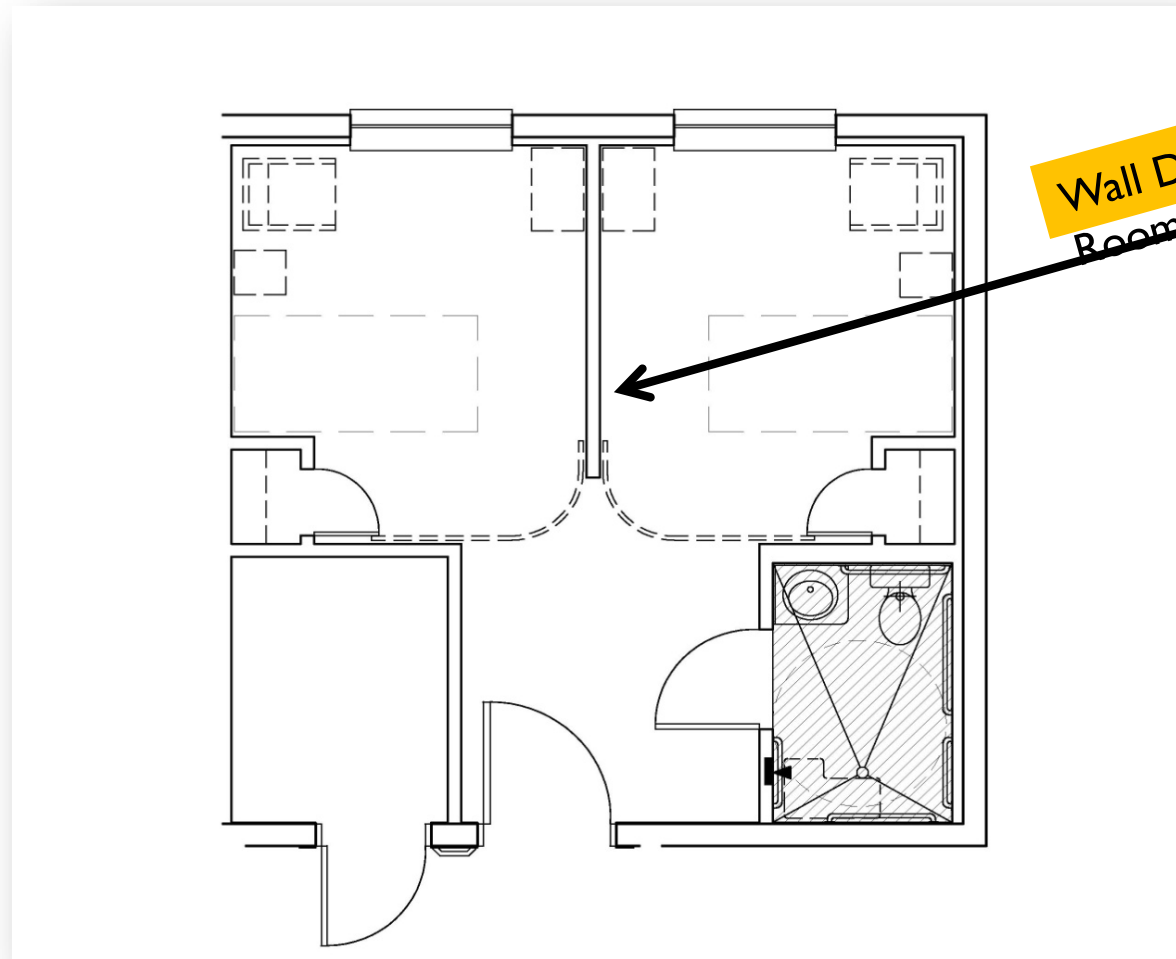
- Gaius G. Nelson: Nelson-Tremain Partnership



What the New Minimum Design Standard Looks Like

- Each sleeping room can be either a single room or a shared but divided room.
- An exterior window for each individual resident bed area shall be provided so that each resident has direct use of and direct access to an exterior window from each resident bed area at all times

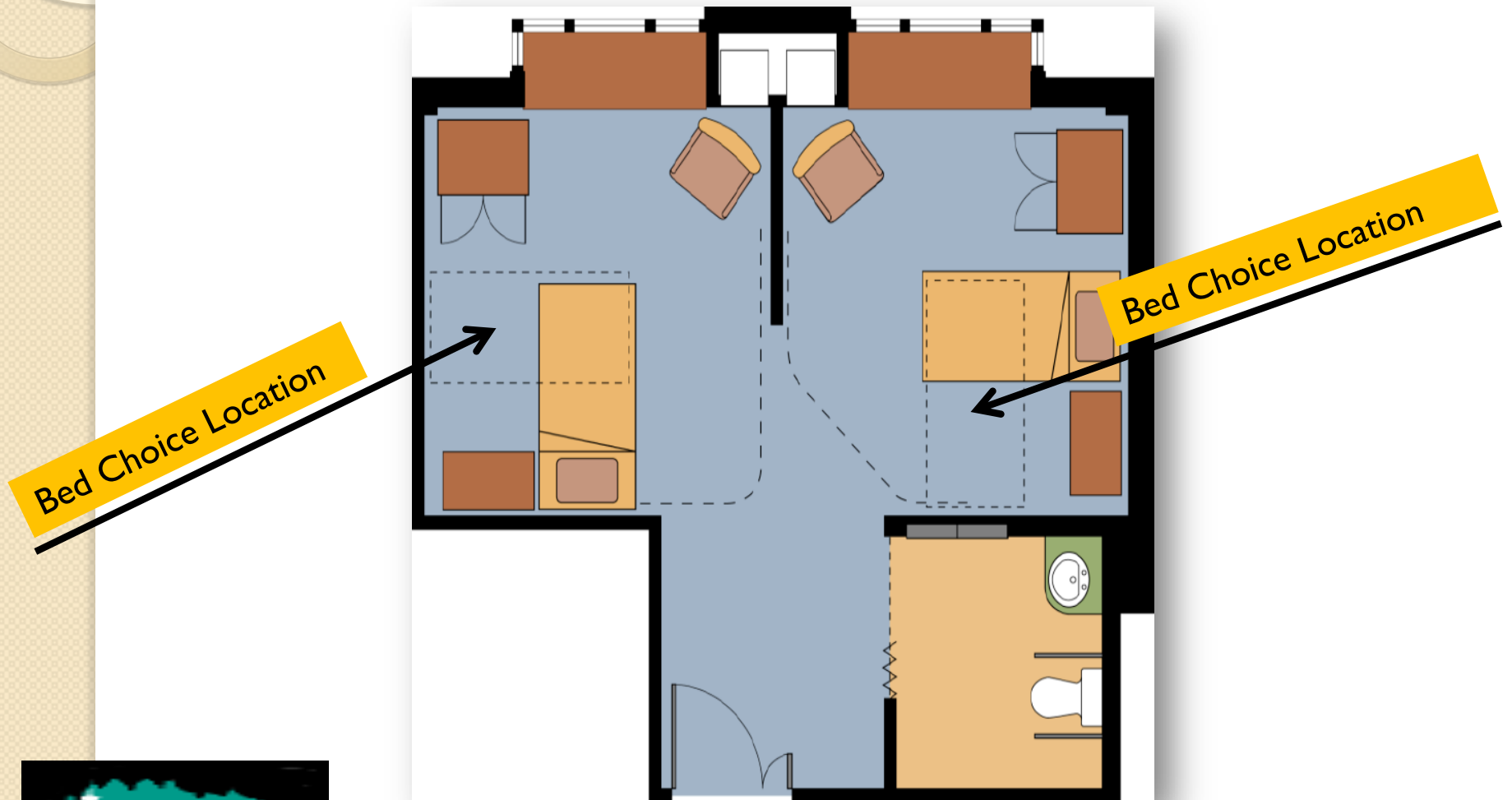
Example of a Shared Bedroom with Wall Divider



What the New Minimum Design Standard Looks Like

- To provide more choice for the resident, dimensions and arrangement of resident rooms shall be such that at least two bed positions are designed to accommodate resident personal choice of bed placement.
- There shall also be independent control of the HVAC system.

Example of a Shared Bedroom with Wall Divider and Two Bed Positions



View of this Shared Bedroom from the Bedroom Entry





What the New Minimum Design Standard Looks Like

The lighting in the room and all areas used by elder persons must incorporate the latest design criteria for senior lighting as described in RP-28-07 *Lighting and the Visual Environment for Senior Living*

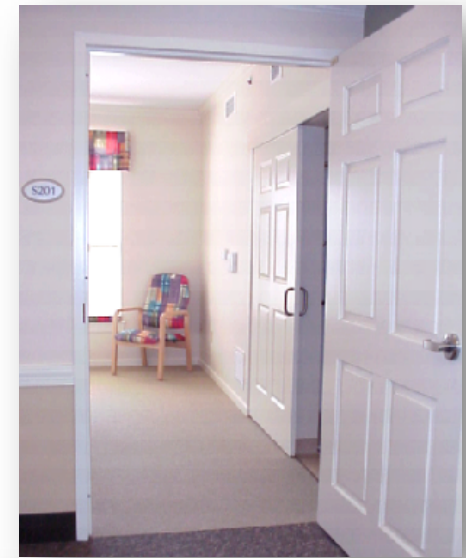
Good Use of Various Lighting Sources and Personal furnishings



Rooms with Indirect Lighting, Sliding Door, Personal Furnishings



Barn Door Slider



Lorraine G. Hiatt, Ph.D. Design
for Aging & Health

RLF Architecture
Engineering
Interior Design

Household Model Designed Around Social Outdoor Areas



From the 2012 SAGE/AIAS Student Design Competition

Designed by Briana Strickland and Yesika Soto



Designed by Joanne Lin



What the New Minimum Design Standard Will Mean to the Provider

- Reduced falls by the seniors
- Reduced physical deterioration such pressure sores
- Reduced use of catheters
- Reduced time spent in bed and chair
- Reduced percentage of those who lose too much weight
- Increased staff retention and satisfaction
- Increased occupancy rates 6% above national average
- Increased net revenue 19% above national average



So...

What's the Answer To the Question?

Are Codes and Standards Impediments or Assets for Culture Change?

- They can be an impediment only if we LET them to be.
- They can be an asset only if we WANT them to be.

Where We Go from Here is up to
YOU !



Photo from Ruta Kadonoff, Deputy Director,
The Green House Project



Questions?

“The strength and durability of a society can be judged by how it treats its elders.”

John F. Kennedy

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