

FACILITY		PR#:
PROJECT		
ADDRESS		

ADMINISTRATIVE RULES FOR MEMORY CARE COMMUNITIES
Adopted 11/1/2010

_____ **Schematic Design (SD) Review** _____ **Construction Document (CD) Review**

OAR RULE SECTION	COMPLIED?		COMMENT
	YES	NO	
411-057-0100 Definitions <i>(Adopted 11/1/2010)</i>			
(6) “Dementia” means the loss of intellectual function of sufficient severity that interferes with an individual’s daily functioning. Dementia affects an individual’s memory, ability to think, reason, speak, and move. Symptoms may also include changes in personality, mood, and behavior. Irreversible dementias include but are not limited to:			
(a) Alzheimer’s disease;			
(b) Vascular dementia;			
(c) Lewy body dementia;			
(d) Frontal-temporal lobe dementia;			
(e) Alcohol dementia;			
(f) Huntington’s disease; and			
(g) Creutzfeldt-Jakob disease.			
(14) “Facility” for the purpose of these rules, means a nursing facility, residential care facility, or assisted living facility.			
(23) “Remodel” means a renovation or conversion of a building that requires a building permit and meets the criteria for review by the Facilities Planning and Safety as required by OAR 333-675-0000(2).			
411-057-0170 Physical Design, Environment, and Safety			

OAR RULE SECTION	COMPLIED?		COMMENT
	YES	NO	
(1) It is the intent of these rules that the physical environment and design support the needs of individuals who are cognitively impaired. The physical environment should maximize functional abilities, accommodate behavior that is related to dementia, promote safety, enhance personal dignity, and encourage independence.			
(2) Building Codes.			
Each memory care community must meet the following building codes:			
(a) Newly endorsed memory care communities must comply with the Oregon Structural Specialty Code (OSSC) SR-2 occupancy classification. If endorsed prior to the SR-2 requirement, the facility must comply with the building code in place at the time of original endorsement.			
(b) Memory care communities must be located on the ground level of the building to ensure access to outdoor space and safe evacuation.			
(3) Lighting.			
(a) Research conducted in regards to lighting intensities has shown an impact on individuals with dementia. Lighting throughout the day or night may have an impact on an individual's functional abilities, as well as in mood and behavior. For communities that are in development or remodeling to new standards, the Division encourages facilities to review and implement the Recommended Practice for Lighting and Visual Environment for Senior Living as outlined in the ANSI/ESNA RP-28-07.			
(b) The following lighting requirements must be met. These requirements apply to newly endorsed, constructed, or remodeled communities which have construction documents approved on or after November 1, 2010.			
(A) Light fixtures must be designed to minimize direct glare (for example: indirect or diffused lighting). Bare light bulbs or tubes are not allowed;			
(B) Lighting fixtures and circuitry must conform to lighting intensities shown in Table 2 ;			
(C) Windows and skylights must be utilized to minimize the need for artificial light and to allow residents to experience the natural daylight cycle; and			
(D) All windows must have coverings which diffuse daylight and minimize glare without blocking all light during the day. In addition, bedroom window coverings must provide privacy and block light from street lights or parking lot lights from entering the bedroom at night.			
(4) Surface Finishes.			

OAR RULE SECTION	COMPLIED?		COMMENT
	YES	NO	
The following requirements for surface finishes must be met. These requirements apply to newly endorsed, constructed, or remodeled communities which have construction documents approved on or after November 1, 2010.			
(a) Walls, floors, ceilings, and woodwork must be finished to minimized reflected glare and must have a low sheen or matte finish.			
(b) There must be high visual surface contrasts to assist residents with limited visual acuity to distinguish between floor and wall, between wall and door, and between floor and other objects (e.g. toilet);			
(c) Paint and other finishes used on the ceiling must have a light reflectance value of 80 percent or higher; and			
(d) Paint and other finishes used on walls above 36 inches from the floor must have a light reflectance value of 60 percent or higher.			
(5) Secure Outdoor Recreation Area.			
The memory care community must comply with facility licensing requirements for outdoor recreation areas as well as the following standards. These requirements apply to newly endorsed, constructed, or remodeled communities which have construction documents approved on or after November 1, 2010 with the exception of subsections (d) and (e) of this section.			
(a) The space must be a minimum of 600 square feet or 15 square feet per resident, whichever is greater and is exclusive of normal walkways and landscaping. The space must have a minimum dimension of 15 feet in any direction;			
(b) Fences surrounding the perimeter of the outdoor recreation area must be no less than six feet in height, constructed to reduce the risk of resident elopement, and maintained in functional condition.			
(c) Walkways must meet the accessibility requirements of the Oregon Structural Specialty Code. Walkway surfaces must be a medium to dark reflectance value to prevent glare from reflected sunlight;			
(d) Outdoor furniture must be sufficient weight, stability, design, and be maintained to prevent resident injury or aid in elopement; and			
(e) Doors to the outdoor recreation area may be locked during nighttime hours or during severe weather per facility policy.			
(6) Common Areas.			
Common areas must include the following requirements.			
(a) Freedom of movement for the residents to common areas and to the resident's personal spaces;			
(b) A multipurpose room for dining, group and individual activities, and family visits that complies with the facility licensing requirements for common space;			
(c) Comfortable seating;			

OAR RULE SECTION	COMPLIED?		COMMENT
	YES	NO	
(d) Safe corridors and passageways through the common areas that are free of objects that may cause falls; and			
(e) Windows or skylights that are at least as large as 12 percent of the square footage of the common area.			
(7) A public address or intercom system is not required, however if one exists it must be used within the memory care community only for emergencies.			
(8) Resident Rooms			
(a) Residents may not be locked out of or inside of their rooms at any time.			
(b) Residents must be encouraged to decorate and furnish their rooms with personal items and furnishings based on the resident's needs, preferences, and appropriateness.			
(c) The memory care community must individually identify residents' rooms to assist residents in recognizing their room.			
(9) Exit Doors			
(a) Locking devices used on exit doors, as approved by the Building Codes Agency and Fire Marshal having jurisdiction over the memory care community, must be electronic and release when the following occurs:			
(A) Upon activation of the fire alarm or sprinkler system;			
(B) Power failure to the facility; or			
(C) By activating a key button or key pad located at exits for routine use by staff for service.			
(b) If the memory care community uses keypads to lock and unlock exits, then directions for the keypad code and their operation must be posted on the outside of the door to allow access to the unit. However, if all of the community is endorsed, then directions for the operation of the locks need not be posted on the outside of the door.			
(c) Memory care communities may not have entrance and exit doors that are closed with non-electronic keyed locks. A door with a keyed lock may not be placed between a resident and the exit.			
(d) If the memory care community does not post the code, the community must develop a policy or a system that allows for visitor entry.			

Reviewed by:

Reviewed Date:

Light Levels for Memory Care Communities
Minimum Maintained Average Luminance Measured in Foot-candles

Table 2
(Adopted 11/1/2010)

Areas	Ambient Light	Task Light
Exterior Entrance (Night)	10	NA
Interior Entry (Day – within the first '10 feet from door)	50	NA
Interior Entry (Night)	10	NA
Exit Stairways and Landings (Value Contrast on edge)	30	NA
Elevator Interiors	30	NA
Exterior Walking Surface (Night)	5	NA
Administrative Areas	30	50
Visiting Areas (Day)	30	NA
Visiting Areas (Night)	10	NA
Resident Bedroom/Apartment		
Entrance	30	NA
Wardrobe	30	NA
Living Room	30	NA
Bedroom (Day)	30	75
Make-up/Shaving Vanity	30	60
Shower/Bathing Room	30	NA
Activity Areas	30	50
Chapel or Quiet Area	30	NA
Barber/Beautician (Day)	50	NA
Hallways (Day)	30	NA
Hallways (Night/Sleeping)	10	NA
Dining (Active Hours)	30	50 (On table surface)

Notes:

1. Utilization of daylight is encouraged in entry ways to provide transition between outside and interior illumination levels. Areas commonly used by residents, i.e. dining, activity and living rooms should maximize use of daylight.
2. Ambient light levels are minimum averages measured at 30 inches above the floor in a horizontal plane. Task light levels are absolute minimums taken on the work surface. In the Make-up/Shaving area the measurement is to be taken four feet above the finished floor.