

**10A NCAC 14D .0218 BUILDING SERVICE EQUIPMENT**

- (a) The building and all fire safety, electrical, mechanical and plumbing equipment shall be maintained in a safe and operating condition.
- (b) There shall be a central heating system sufficient to maintain 75 degrees F (24 degrees C) under winter design conditions. Built-in electric heaters, if used, shall be installed or protected so as to avoid hazards to residents and room furnishings. Unvented fuel burning room heaters and portable electric heaters are prohibited.
- (c) Air conditioning shall provide conditions not to exceed 81 degrees F (27 degrees C).
- (d) The hot water tank shall be of such size to provide as much hot water as is needed by the kitchen, bathrooms, and laundry. The hot water temperature at all fixtures used by residents shall be maintained at a minimum of 100 degrees F (38 degrees C) and shall not exceed 116 degrees F (46.7 degrees C).
- (e) All resident areas shall be well lighted for the safety and comfort of the residents. The minimum lighting required is:
  - (1) 30 foot-candle power for reading;
  - (2) 10 foot-candle power for general lighting; and
  - (3) one foot-candle power at the floor for corridors at night.
- (f) Fireplaces, fireplace inserts and wood stoves shall be designed or installed so as to avoid a burn hazard to residents. Fireplace inserts and wood stoves must be U.L. listed.
- (g) Gas logs may be installed if they are of the vented type, installed according to the manufacturers' installation instructions, approved through the local building department and protected by a guard or screen to prevent residents and furnishings from burns.
- (h) Alternate methods, procedures, design criteria and functional variations from the requirements of this Rule or other rules in this Section, shall be approved by the Construction Section when the facility can effectively demonstrate to the Section's satisfaction that the intent of the requirements are met and that the variation does not reduce the safety or operational effectiveness of the facility.

*History Note: Authority S.L. 2011-104;  
Temporary Adoption Eff. January 1, 2012.*