

**10A NCAC 13E .0317 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 participants and room furnishings. Unvented fuel burning room heaters and portable electric heaters shall be prohibited.
- (c) Air conditioning shall provide conditions not to exceed 81 degrees F (27 degrees C) under summer design conditions.
- (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 participants 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 participant-use areas shall be lighted for the safety and comfort of the participants. The minimum lighting required is:
  - (1) 30 foot-candle of light at floor level in living rooms, dining rooms, bedrooms, and bathrooms;
  - (2) 10 foot-candle of light for general lighting; and
  - (3) one foot-candle of light 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 participants. Fireplace inserts and wood stoves must be Underwriters Laboratories (U.L.) listed.
- (g) Gas logs may be installed if they are of the vented type, installed according to the manufacturers' installation instructions, approved by the local building code official, and protected by a guard or screen to prevent participants and furnishings from burns.

*History Note:* Authority G.S. 131D-6.1;  
Eff. April 1, 2017.