



Engineering Consultation Unit

Fall Provider Meeting 2018

Missouri Department of Health and Senior Services
Section for Long Term Care Regulation

David East, Design Engineer
Carrie Brixey, Architect



Agenda

- ✓ Who We Are
- ✓ What We Do
- ✓ Why Do We Review Projects
- ✓ When Do We Review Projects
- ✓ Submittal Requirements
- ✓ What Happens After Plan Review

Who Are We

David East
Mechanical Engineer
573-526-8521
David.East@health.mo.gov

Carrie Brixey
Architect
573-526-5350
Carrie.Brixey@health.mo.gov

Tracy Cleeton
Site Inspector

Rick Jury
Site Inspector

What We Do

- ✓ Review construction projects for all Long Term Care facilities licensed by the State of Missouri for compliance of:
 - State Statutes and Regulations
 - Federal Codes (for Certified Facilities)
- ✓ Perform construction inspections

ECU does NOT complete final licensure surveys or inspections.



Why Do We Review Projects

Title 19 – Department of Health and Senior Services
Division 30 – Division of Regulation and Licensure
Chapter 85 – Intermediate Care and Skilled Nursing Facilities



Why Do We Review Projects

19 CSR 30-85.012

(1) Plans and specifications shall be prepared for the construction of all new intermediate care and skilled nursing facilities and additions to and remodeling of existing facilities.

The plans and specifications shall be prepared in conformance with Chapter 327, RSMo, by a duly registered architect or registered professional engineer. III



Why Do We Review Projects

19 CSR 30-85.012

(2) The facility may submit schematic and preliminary plans to the division showing the basic layout of the building and the general types of construction, mechanical and electrical systems. The facility may submit details before the larger and more complicated working drawings and specifications so that necessary corrections can be easily made before the final plans are submitted. The facility shall prepare and submit working drawings and specifications, complete in all respects, for approval by the division. These plans shall cover all phases of the construction project, including site preparation; paving; general construction; mechanical work, including plumbing, heating, ventilating and air conditioning; electrical work; and all built-in equipment, including elevators, kitchen equipment and cabinet work. II/III



Why Do We Review Projects

19 CSR 30-85.012

(3) Construction of facilities shall begin only after the plans and specifications have received the written approval of the department. Facilities shall then be built in conformance with the approved plans and specifications. The facility shall notify the department when construction begins. If construction of the project is not started within one (1) year after the date of approval of the plans and specifications and completed within a period of three (3) years, the facility shall resubmit plans to the department for its approval and shall amend them, if necessary, to comply with the then current rules before construction work is started or continued. III



Why Do We Review Projects

Title 19 – Department of Health and Senior Services
Division 30 – Division of Regulation and Licensure
Chapter 86 – Residential Care Facilities and Assisted Living
Facilities



Why Do We Review Projects

19 CSR 30-86.012

(2) A facility shall submit a copy of plans of proposed new construction, additions to or major remodeling of an existing facility to the Section for Long Term Care of the Department of Health and Senior Services (hereinafter—the department).

If the facility is to be licensed for more than nine (9) residents, a registered architect or registered professional engineer shall prepare the plans and specifications for new construction or additions to an existing facility in conformance with Chapter 327, RSMo. III



Why Do We Review Projects

19 CSR 30-86.012

(3) Construction of facilities shall begin only after the plans and specifications have received the written approval of the department. Facilities shall then be built in conformance with the approved plans and specifications. The facility shall notify the department when construction begins. If construction of the project is not started within one (1) year after the date of approval of the plans and specifications and completed within a period of three (3) years, the facility shall resubmit plans to the department for its approval and shall amend them, if necessary, to comply with the then current rules before construction work is started or continued. III



When Do We Review Projects

- ✓ New Construction
- ✓ Additions to existing licensed facilities or premises
- ✓ Major remodeling



When Do We Review Projects

- ✓ Including, but not limited to:
 - Equipment replacement (mechanical, generator, fire alarm components),
 - Relocation of any resident use areas (physical therapy, dining rooms, conversion of rooms to resident bedrooms),
 - Creation of designated units (memory care units), and
 - Removal or construction of walls, doors, and ceilings.



When Do We Review Projects

- ✓ Any time construction activity takes place in a Long-Term Care facility, plans should be submitted for review and approval.
- ✓ The main exception is interior finish work such as paint, carpet, etc.
- ✓ ECU reviews plans to help the facility, not to be a pain for the facility or to the architect/engineer.
- ✓ Remember that it's easier to submit drawings if you are unsure you need a plan review than to be cited later and spend additional \$\$\$ fixing errors that may have been resolved earlier.
- ✓ ECU does not charge any fees or have any forms to fill out in order for a project to be reviewed.
- ✓ Preliminary plan reviews are encouraged, but not required.



Submittal Requirements

The review of final construction documents takes place in two different ways:

- ✓ Phone conference and/or
- ✓ Face-to-face conference at the ECU office.



Submittal Requirements

What is required for your plan review:

- ✓ One hard (printed) copy of SIGNED AND SEALED final construction drawings.
- ✓ One electronic copy (CD or flash drive) of the SIGNED AND SEALED construction drawings and specifications in PDF format.



Submittal Requirements

Final construction packages may be mailed via USPS or sent via Courier (Fed Ex, UPS, etc.) to the ECU office:

USPS:

Department of Health
and Senior Services
ECU
PO Box 570
Jefferson City, MO 65102

Courier:

Department of Health and
Senior Services
ECU
3418 Knipp Drive, Suite F
Jefferson City, MO 65109



Submittal Requirements

Due to the volume of projects that we receive, ECU will NOT review a project until a design review has been scheduled by the facility or architect/engineer.



What Happens After the Review

- ✓ After a project has been reviewed, ECU will issue a plan review letter that includes any conditions that shall be addressed prior or during construction.
- ✓ It is advisable, to the facility or architect/engineer, that information is provided to ECU regarding how the conditions will be corrected via letter, addenda, or email.
- ✓ Notify ECU via phone or email within five (5) days after construction begins.



What Happens After the Review

ECU will perform two construction inspections:

- 50% Completion
- 80% Completion

These inspections may be set up through ECU, usually within two (2) weeks of request.



What Happens After the Review

Once construction is complete, if the electronic copy of the project was provided, the construction drawings will be recycled.



Questions?