

T-19 6/01

STATE OF CONNECTICUT  
DEPARTMENT OF HOUSING  
REQUIREMENTS FOR  
DESIGN AND CONSTRUCTION OF  
ELDERLY AND CONGREGATE HOUSING

**Note:** (To be used in conjunction with Requirements for Design and Construction of Multi-Family Housing)

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## **I. Site Development**

### **A. General**

1. The maximum slope for all exterior walks and ramps shall be five percent (5%).
2. Ten percent (10%) of the required number of parking spaces shall be handicapped parking spaces.

### **B. Landscaping**

## **II. Principles of Building Design**

### **A. General**

1. If sufficient desirable land is available, a one-story building should be considered.
2. Structures shall be Type 2 Construction or better to the uppermost ceiling. Provide two (2) layers of 5/8" fire code gypsum board for the uppermost ceiling. Roof structure shall be Type 5 construction if acceptable to the local building official. These structures shall contain, in addition to dwelling units, necessary electrical and mechanical spaces, a lobby, common toilet facilities, an office, a health examination room, a lounge, an arts and crafts room, a multi-purpose room, a dining room, a central kitchen, a laundry room, a maintenance storage room, a janitor's closet, trash disposal facilities, mail delivery facilities and an elevator (if required). In addition, there shall be a separate Maintenance Storage Building.
3. On existing one story structures such as schools with exterior classroom doors, delete these doors to the exterior.
4. All dwelling units shall be designed for adaptability for handicapped use.

### **B. Non-Residential Space**

1. Lobby
2. Common Toilet Room
  - a. Provide one (1) barrier-free, unisex toilet room for 45 dwelling units or less.

- b. Provide a barrier-free toilet room for each sex for 46-90 dwelling units.
  - c. Provide 45 square feet and a least dimension of 5'-6".
  - d. The door shall swing out of the room.
- 3. Office Space
  - a. Provide 100 square feet plus 2 square feet for each dwelling unit.
- 4. Health Examination Room
  - a. Provide a minimum of 100 square feet with hand-washing sink, space for a treatment table and space for storage.
- 5. Lounge, Arts and Crafts Room, and Multi-Purpose Room
  - a. Provide 35 square feet for each dwelling unit subdivided as desired into three (3) separate rooms for the above uses.
- 6. Dining Room
  - a. Provide 30 square feet per dwelling unit.
- 7. Central Kitchen
  - a. Provide a minimum of 500 square feet of floor space.
  - b. Provide sufficient food storage space accessible to the kitchen.
  - c. Provide a janitor's closet with floor receptor or service sink.
- 8. Laundry
  - a. Provide a 30" deep by 60" long counter or table per dryer for sorting and folding laundry.
  - b. Provide space for two (2) washers and two (2) dryers for every 45 dwelling units.
- 9. Maintenance Storage Room
  - a. Provide 100 square feet plus 4 square feet per dwelling unit.

10. Janitor's Closet

- a. Provide a floor receptor or service sink and storage space for housekeeping supplies and equipment for general use.

11. Trash Disposal Facilities

- a. Provide a trash chute in multi-story structures.
- b. Provide a compactor in multi-story structures.

12. Mail Delivery Facilities

13. Elevator

- a. Provide an elevator in multi-story structures.

14. Maintenance Storage Building

- a. Provide 500 square feet plus 2 square feet per dwelling unit of unheated storage space for lawnmowers, snowblowers, garden equipment, etc.

**C. Dwelling Unit**

- 1. All dwelling units shall be designed for conversion to handicapped use and for double occupancy (one bedroom), with a combination living/dining/kitchen space, a bedroom, a bathroom and closets. Dwelling units shall contain 700 square feet (gross finished area).

- a. A minimum of two (2) exterior facades per dwelling unit in one and two story buildings is not required.

2. General Handicapped Requirements

- a. Only one means of egress is required from a dwelling unit designed for handicapped occupancy.

3. Living/Dining Area

4. Bedroom

5. Kitchen

- a. This space should be designed to provide a minimum of reaching, bending and occupancy hazards.

- b. The kitchen shall be all-electric.
- c. Wall cabinets are not permitted above ranges and refrigerators.
- d. Wall cabinets should not be located in room corners.
- e. At least one 30" section of counter shall provide a work surface that complies with the following requirements:
  - (1) The counter shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36" measured from the top of the counter surface.
  - (2) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the counter. The finished floor shall extend under the counter to the wall. The wall behind the knee space and adjacent cabinet walls shall also be finished.
  - (3) Counter thickness and supporting structure shall be 2" maximum over the required clear area.
  - (4) A clear floor space 30" x 48" shall allow a forward approach to the counter. Nineteen inches maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30" and a minimum clear depth of 19".
  - (5) There shall be no sharp or abrasive surfaces under such counters.
- f. The sink and surrounding counter shall comply with the following requirements:
  - (1) The sink and surrounding counter shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36".
  - (2) Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28".
  - (3) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall. The wall behind the knee space and adjacent cabinet walls shall also be finished.

- (4) Counter thickness and supporting structure shall be 2" maximum over the required clear space.
- (5) A clear floor space 30" x 48" shall allow forward approach to the sink. Nineteen inches maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30" and a clear depth of 19".
- (6) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.

g. The range shall be located adjacent to a knee space below the counter.

#### 6. Bathroom

- a. If a vanity cabinet is provided under the lavatory, it shall be removable to provide the required clearances for handicapped use.

#### 7. Closets and General Storage

##### a. Bedroom closet

- (1) The rod and shelf shall be adjustable from 4'-0" to 5'-6" above the finished floor in all dwelling units.

##### b. Coat closet

- (1) The rod and shelf shall be adjustable from 4'-0" to 5'-6" above the finished floor in all dwelling units.

##### c. General Storage

- (1) Use Table 5 for storage requirements.
- (2) Exterior storage space is not required.

### **D. Doors and Openings**

### **E. Halls and Corridors**

#### 1. Clear width shall be:

Interior egress corridors                      6'-0"

**F. Circulation**

1. Clear dimension shall be:

Between beds	1'-6"
Bed-to-wall (least used side)	3'-0"
Dining room table (3 sides)	2'-6"
Desk (behind chair)	2'-6"
Wheelchair passage	3'-0"

**G. Stairways**

1. All interior stairs shall be enclosed by two (2) hour fire rated construction.

**H. Elevators**

1. The first elevator shall be stretcher size (4'-6" x 6'-8").

**I. Acoustics**

**J. Fire Protection**

1. One (1) hour fire rated corridor walls are acceptable for double loaded corridors in one story, non-combustible construction. A two(2) hour fire rated separation is required at dining and kitchen areas and means of egress in multi-story structures.
2. Provide smoke barrier doors in egress corridor at one hundred foot (100'-0") intervals (Minimum 2 compartments per floor). Smoke barrier doors shall be provided with electro-magnetic hold-open devices activated by approved smoke detectors installed on either side of the door opening.
3. Doors opening into egress corridors shall be fire rated doors. All doors shall have door closers.
4. Provide an automatic sprinkler system throughout the building. The system shall be designed and installed in accordance with the requirements of NFPA 13.

**III. Materials and Construction Requirements**

**A. Site**



**B. Concrete**

1. Concrete a tub trap pit 1'-6" x 1'-6" x 1'-0" deep.

**C. Masonry**

**D. Metal**

**E. Carpentry**

**F. Thermal and Moisture Protection**

**G. Doors, Windows and Glazing**

1. Doors

- a. Door closers shall be adjusted to operate with minimize pressure.

2. Hardware

- a. Provide latchsets for bathroom and bedroom doors (no locks).
- b. Lever handles are required on all doors used by residents.

**H. Finish Materials**

1. Roof Coverings

- a. Roof slope shall be 4/12 to 6/12.

**I. Specialties**

1. Grab Bars

- a. Grab bars shall be provided in all bathrooms and toilet rooms at water closets and bathing fixtures. Grab bars shall have a non-slip surface.

2. Handrails

- a. Handrails shall be provided on one side of all corridors used by residents. They shall have ends rounded and returned to the walls, a clear distance of 1-1/2 inches between handrail and wall and a height of 32 TO 34 inches above the finished floor.

## J. Equipment

### 1. Appliances

- a. Washers and dryers shall be front-loading.

### 2. Sleeves for Air Conditioners

- a. A sleeve is not required in the office.

### 3. Central Kitchen

- a. Stub-ups for all of the kitchen equipment shown in the equipment list shall be included in the General Contract for the project.

- b. Equipment for the preparation of at least one (1) meal per day is optional if meal delivery is provided from an outside source.

#### c. Equipment list:

- (1) Range - Garland, 6 burners, 2 full-size ovens, 2' griddle boiler, Model #283 or equal, plus hot food unit 300 DM and Protector Case 405S or equal.
- (2) Refrigerator - Traulson, 24.2 cu. ft., GHT 1-32 W U T or equal.
- (3) Freezer - Traulson, 24.2 cu. ft., GHT 1-32 W U T or equal.
- (4) Dishwasher - Hobart, Model #AM-14 or equal, with an energy saver; Hubbel, Model #A-615 booster heater with U5BLP pressure regulator, temperature gauge, pressure gauge or equal.
- (5) Garbage Disposal.
- (6) Pot Sink.
- (7) Grease Trap.
- (8) Cook's Table.
- (9) Pot Rack.
- (10) Food Slicer.
- (11) Food Cart.
- (12) Hand Sink (with wrist blade handles).
- (13) Food Mixer.
- (14) Counter with sink and shelves.
- (15) Ice Machine.
- (16) Shelving by General Contractor.
- (17) Mixer Table.
- (18) Hood.
- (19) Coffee Urn.

- (20) Pot Filler at the range (cold water supply only).
- (21) Dish Sink Unit.
- (22) Dish Storage Cabinet.
- (23) Fire Protection System in the range hood.
- (24) Wall Cabinets.
- (25) Water Station.
- (26) Transport Cabinets (provide 2).

d. Counters, tables and shelving shall be stainless steel construction.

#### **K. Furnishings**

#### **L. Plumbing**

1. Electrical elements in water heaters shall be wired for non-simultaneous operation.
2. Provide exterior non-freeze water faucets in adequate number (minimum two (2) per building) to properly water lawn areas. Include vacuum breaker. Do not provide at the Maintenance Storage Building.

#### **M. Heating**

1. The heating system shall be designed to maintain 80° degree F. temperature when the outside temperature is 0° degrees F.
2. Each dwelling unit area or separate room shall have individual thermostatic control by means of a wall mounted line voltage double pole thermostat without a thermometer. Thermostats shall not have an "off" position.
3. Provide heating equipment in all interior bathrooms.

#### **N. Ventilation**

1. Provide central air-conditioning in common areas, excluding corridors and the laundry.

#### **O. Electrical**

1. Provide a standby generator equipped with an automatic transfer switch for necessary lighting, power and heat in the common areas.

2. Provide a dwelling unit Call-For-Aid and Early Warning System. Use DOH Call-For-Aid and Early Warning System Specifications.
3. Provide an outlet for the television system in the lounge.
4. Provide a wall receptacle located along the route from the bedroom to the bathroom for a plug-in type night light.
5. Site lighting fixtures shall have high pressure sodium lamps and be mounted on metal poles.
6. Provide a lightning arrestor(s) (surge protection) connected into the building electrical system to neutralize a lightning strike.

#### **IV. Manufactured Housing and Rehabilitated Housing**

##### **A. General**

**ELDERLY AND CONGREGATE HOUSING**

**LIVING UNIT CALL-FOR-AID AND EARLY WARNING SYSTEM**

An emergency type call-for-aid station shall be provided in each living unit bathroom, living unit bedroom, common bathroom, common toilet room and laundry room. Call-for-aid stations shall be located within easy reach from bathing fixtures and beds. Pull cords shall extend down to the top of wall bases.

An annunciator panel for the call-for-aid function shall be installed in the office (or other approved central location). Staff coverage shall be 24 hours per day. Each call shall register a visible and audible signal at the annunciator panel to identify the source of alarm. In addition, each call shall activate a visible signal in the corridor above the door to the alarmed living unit or other room and sound a bell(s) in the corridor. An exterior building bell and light are not required.

The early warning function (AC/DC smoke detector) in each living unit shall register a visible and audible signal at the same call-for-aid annunciator panel located in the office (or other approved central location) to identify the source of alarm. In addition, it shall activate the same call-for-aid indicator light in the corridor above the door to the alarmed living unit, activate a fire horn(s) and flashing light(s) in the corridor, sound an audible alarm in the alarmed living unit and activate a flashing light in the alarmed living unit. An exterior building horn and light are not required for the living unit early warning function.

Note: The resident living unit early warning function shall not be connected to the building manual fire alarm system required by code.

Heat detectors and/or smoke detectors located in other spaces, such as storage rooms, laundry, etc., must activate the horns and lights of the building manual fire alarm system.