

The measurement of the square footage should be based upon the useable living space of the room. Therefore, the minimum square footage in resident rooms should be measured based upon the floor's measurements exclusive of toilets and bath areas, closets, lockers, wardrobes, alcoves, or vestibules. However, if the height of the alcoves or vestibules reasonably provides useful living area, then the corresponding floor area may be included in the calculation.

The space occupied by movable wardrobes should be excluded from the useable square footage in a room unless it is an item of the resident's own choice and it is in addition to the individual closet space in the resident's room. Non-permanent items of the resident's own choice should have no effect in the calculation of useable living space.

Protrusions such as columns, radiators, ventilation systems for heating and/or cooling should be ignored in computing the useable square footage of the room if the area involved is minimal (e.g., a baseboard heating or air conditioning system or ductwork that does not protrude more than 6 to 8 inches from the wall, or a column that is not more than 6 to 8 inches on each side) and does not have an adverse effect on the resident's health and safety or does not impede the ability of any resident in that room to attain his or her highest practicable well-being. If these protrusions are not minimal they would be deducted from useable square footage computed in determining compliance with this requirement.

The swing or arc of any door which opens directly into the resident's room should not be excluded from the calculations of useable square footage in a room.

PROCEDURES: §483.90(e)(1)(ii)

The facility layout may give square footage measurements. Carry a tape measure and take measurements if the room appears small.

PROBES: §483.90(e)(1)(ii)

Unless a variation has been applied for and approved under §483.90(e)(3), are there at least 80 square feet per resident in multiple resident rooms and at least 100 square feet for single resident rooms?

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§483.90(e)(1)(iii) Have direct access to an exit corridor;

GUIDANCE: §483.90(e)(1)(iii)

Each resident bedroom shall be individually accessible from the corridor without passing through another room.

There is no authority under current regulations to approve a variance to this requirement.