



CH2HC ACUTE SITE SELECTION BUSINESS RULES (Closed Hospital Space to Health Care)



Facility Name:
Facility Address:
Facility Description:
Supporting Hospital:

Evaluator Name:
Evaluation Date:
Does Facility Meet All Mandatory Requirements? (Y/N)

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)	
Mandatory Requirements	Sprinkler System	Bldg must have complete operational sprinkler system compliant with local fire codes	H	H	COVID-19 (General Care)* -Nonnegotiable - must be fully sprinklered	
	Fire Alarm System	Bldg must have a complete operational interior fire alarm system compliant with local fire codes. The fire alarm system must include manual stations at exit locations and smoke detection within the sleeping rooms. The fire alarm system must be arranged to transmit alarm automatically to notify the fire department.	H	H	COVID-19 (General Care)* - Nonnegotiable - must have a complete fire alarm system	
	Essential Electrical System	Facility must have an NFPA 99 type 1 or 2 completely functional essential electrical system. Receptacles at the category 2 patient bed connected to both normal power and generator power. Circuits in patient areas must have redundant grounding.	H	H	COVID-19 (General Care)* - Operational diesel generators and automatic transfer switches must be provided or retrofitted. Receptacles and circuits must be added.	
	Exits	Not less than two exits must be provided for each story and compliant with local fire codes	H	H	COVID-19 (General Care)* -Nonnegotiable - must have not less than two exits per story	
	Asbestos/Mold/Lead Free	Bldg must be asbestos/mold/lead free. Rough assessment for asbestos/lead base on bldg age	H	H	COVID-19 (General Care)* - Nonnegotiable - must be asbestos/mold/lead free	
	One Room/One Bathroom	Each room must have one bathroom	H	H	COVID-19 (General Care)* - Multiple rooms per bathroom requires additional engineering & medical controls/significant impact to schedule	
	Air Conditioning	Rooms must be heated and air conditioned	H	H	COVID-19 (General Care)* - Non-negotiable/potential significant impact to schedule	
	Ventilation	Ducted return is essential to establishing negative pressure in the patient rooms.	H	H	COVID-19 (General Care)* - Non-negotiable/potential significant impact to schedule	
	Elevator Size	If multiple story, an elevator car/cab clear inside minimum size: 1. Ambulance Stretcher (Wide Car Configuration) i. 6'-8" wide x 5'-3" depth with 3'-6" side opening door ii. 7'-8" wide x 5'-4" depth with 4'-0" center opening door 2. Hospital Bed/Gurney (Deep Car Configuration) i. 5'-8" wide x 8'-5" depth with 4'-6" side opening door	H	H	COVID-19 (General Care)* Would not be capable of getting non-ambulatory patients to upper floor levels, large equipment, and ambulance stretcher at a minimum.	
	Elevator	Access to at least one elevator	H	H	COVID-19 (General Care)* - Nonnegotiable - needed for non-ambulatory patients	

	Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
Mandatory Requirements	General Site	Site must comply with the Architectural Barriers Act (ABA) and Americans with Disabilities Act (ADA)	H	H	COVID-19 (General Care)* - Civil rights laws cannot be waived during emergencies	
	General Site	Bldg should not have structural issues or be in a state of unsafe disrepair	H	H	COVID-19 (General Care)* - Nonnegotiable - building must be structurally sound	
	Nurse Call	Current nurse call system must announce at nurse stations and be supported/repairable	M	M	COVID-19 (General Care)* - Substantial cost, schedule implications or patient death	
	Phones	Nurse station and patient rooms must have functional phones	H	H	COVID-19 (General Care)* - Substantial cost, schedule implications or patient death	
	Robust IP Infrastructure	Rooms must have WAP connectivity able to stream videos. Each room must have RJ-45 outlets connected to existing telecommunication space	H	H	COVID-19 (General Care)* - Comms infrastructure upgrade required/significant impact to schedule	
Preferred Features	Available Space	Ideal Hotel Capable of 250 patient rooms.	M	L	COVID-19 (General Care)* -No impact to construction schedule/potential impact to bed requirement mission-expectations	
	Fire Extinguishers	Fire extinguishers must be provided and compliant with local fire codes	H	L	COVID-19 (General Care)* - minimal cost/schedule impact if not provided	
	Room Supply and Exhaust	Facility supply/return and exhaust air should be a fully ducted VAV or Constant Volume system	H	H	COVID-19 (General Care)* - Lack of ducted return makes establishing negative pressure rooms difficult. Supplemental local HEPA exhaust may be needed. - Unitary systems such as fan coils, PTAC's, or induction units will lack flexibility to easily establish a flow offset supply to return	
	Supply Air Handling Unit	Air handling units which can provide for 100% outside air are ideal and may not require HEPA filter retrofit. Ability to increase the make-up air is important to address any supplemental exhaust.	H	H	COVID-19 (General Care)* - AHU's not capable of 100% OA will require HEPA filters for patient rooms. - Insufficient make-up air will make the building negative increasing infiltration and potentially causing IAQ issues.	
	Power - Bedroom Circuits	Floor panel capacity to supply one 20 ampere normal and generator circuit per bedroom, along with bedroom circuits.	M	M	COVID-19 (General Care)* - Additional time and cost for Contractor to 1) re-circuit normal power for bedrooms, and 2) route essential power into bedrooms	
	Life Safety Circuits	Emergency lighting, alarm and alerting systems; are on life safety generator or can be easily transferred to roll up generator.	L	L	COVID-19 (General Care)* - Rewiring may be required to intercept circuits and connect to generator life safety branch	

Preferred Features

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
Proximity to Existing, Permanent Hospital (<30 minutes)	Needed for logistics and support, materials, dirty/clean utilities, nutrition care.	M	M	COVID-19 (General Care)* – Additional higher-level care must be provided/significant impact to schedule – State/FEMA must understand risk associated with State/FEMA provided medical equipment	
Access to Hazardous Disposal	Access to permanent/temporary facilities for med waste, sanitary, soiled linen	M	M	COVID-19 (General Care)* – Temp facilities must be constructed or contracted by state/potential impact to schedule	
Medical Gas Systems	Existing piped oxygen, medical air and vacuum should be evaluated to serve patient demands.	M	M	COVID-19 (General Care)* - Piped oxygen is most critical. Absence of piped O2 places large logistical burden on staff. Lack of piped MA would limit ventilator types to those with integral drive gas generation. Piped MV would reduce staff burden for manual suction. Systems must undergo re-verification by an ASSE 6030 Medical Gas Verifier.	
Access to Hazardous Disposal	Access to permanent/temporary facilities for med waste, sanitary, soiled linen	M	M	COVID-19 (General Care)* – Existing facilities must have within in department or in close proximity to treatment area. Otherwise other rooms may need to be converted, alternative services or exterior support spaces will need to be constructed.	
Patient Room Size	Minimum bedroom size 290 SF plus bathroom 60 SF	L	H	COVID-19 (General Care)* - ICU/CCU room type is preferred with isolation room and negative pressure. Otherwise Med/Surg, Standard Patient Rooms, Labor & Delivery are optional rooms with mechanical adjustments (See Mechanical)	
General Site	Site should not be located within a Special Flood Hazard Area (SFHA)	L	L	COVID-19 (General Care)* - This will be difficult to realize in some areas	
General Site	Must walk site with building manager and engineer to understand key systems and emergency procedures for water, power, phone, internet and fire suppression systems	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
HVAC - Heating and Cooling	Central AHU systems must be able to maintain 65 deg F for heating and 78 deg F for cooling (ideally 68/75).	L	L	COVID-19 (General Care)* - This may not be realizable for all sites	
General Site	The age of the site should be less than 20 years old and built under more contemporary codes	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
General Site	Water Supply: Has municipal water supply that has adequate quality and pressure to support safe clinic/treatment operations	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
Hospital WIFI	All spaces must have WIFI connectivity.	L	L	COVID-19 (Basic Care)* - Comms infrastructure upgrade required/significant impact to schedule	

*COVID-19 (General Care) refers to NFPA 99 Category 2 Spaces with negative pressure isolation.