

## POLICY

# Renovations and New Construction to a Facility

## Purpose

The Non-Hospital Medical and Surgical Facilities Accreditation Program (NHMSFAP) Committee is responsible for establishing accreditation standards for non-hospital facilities and ensuring that facilities meet required standards for the quality and safety of service delivery in an accredited non-hospital facility.

The Canadian Standards Association (CSA) Canadian Healthcare Facilities (design) standard (CSA Z8000) provides requirements for the planning, design, construction, commissioning, operation and maintenance of health-care facilities (HCFs) and applies to new building, additions to existing buildings, and alteration to existing buildings such as changes in function or size of space and the rearrangement, replacement or addition of physical plant equipment.

This policy is intended to address the requirements surrounding physical design which include but are not limited to facility layout, heating, ventilation and air conditioning (HVAC), electrical, and medical gas pipelines for facilities undergoing major renovation or new construction.

## Policy

Before major renovations are made to an existing facility or the facility commences new construction on the facility, the medical director shall first provide written notification to the committee at least 90 days in advance of the commencement of any renovations or construction to enable the committee to review the existing accreditation to determine if such renovations or new construction requires a new application for accreditation; if so, such an application will be treated by the committee as if it is an application for a new facility.

All major renovations and new construction are required to meet standard CSA Z8000 in place at the time of the proposed major renovation or new construction.

The committee may, in extenuating circumstances, accept that there are minor variances to the standards and not impede accreditation provided there is a risk assessment provided by the facility that supports no significant risk to patients.

## Definitions

### **minor renovations**

Defined as small-scale improvement work (e.g. minor refurbishment), usually cosmetic in nature. Examples include but are not limited to painting and redecorating. A minor renovation does not involve activities that require demolition or require removal of a fixed facility component or assembly to any semi-restricted or restricted areas of the facility. A minor renovation also includes converting a space, room or area used for the same or similar purpose (e.g. post-anesthesia recovery bay is converted to an overnight stay bay).

### **major renovation**

Defined as construction to modify or upgrade the existing facility or the repair or replacement of the physical infrastructure for the purpose of maintenance. A major renovation involves activities that cause a service disruption, require demolition, require removal of a fixed facility component (e.g. sink) or assembly (e.g. countertop) to any semi- restricted or restricted areas of the facility. Examples include but are not limited to:

- a space, room or area that is undergoing a change of use, (e.g. consult room is converted to a medical device reprocessing room)
- removal of floor covering, ceiling tiles and cabinetry
- replacement of windows
- new wall construction
- heating, ventilation and air-conditioning upgrades
- plumbing work that requires disruption of the water supply for more than 30 minutes

### **renovation**

Construction to modify or upgrade the existing facility or the repair or replacement of the physical infrastructure for the purpose of maintenance. Renovations may be major or minor.

### **maintenance**

Activities (i.e. repairs, replacement of parts/components) necessary to maintain the physical infrastructure of the facility in good working order.

### **semi-restricted area**

Includes but is not limited to clean and sterile storage, scrub sink areas, corridors leading to restricted area, laboratories, medical device reprocessing areas, pre-operation holding areas, waste storage areas and laundry/linen storage areas.

### **restricted area**

Includes operating rooms and procedure rooms.

## Responsibility

Role	Responsibility
Medical director	<ul style="list-style-type: none"><li>• Provide prior written notification to the committee of the intent to commence renovations for the purpose of modifying and/or upgrading the existing facility or new construction</li></ul>
NHMSFAP staff	<ul style="list-style-type: none"><li>• Review documentation and makes a recommendation to the committee for consideration</li></ul>
NHMSFAP Committee	<ul style="list-style-type: none"><li>• Decide if the renovation or new construction requires a new application for accreditation and notifies the medical director</li></ul>

## References

Canadian Standards Association. Infection control during construction, renovation, and maintenance of health care facilities. 4th ed. Toronto: Canadian Standards Association; 2017. 148 p. CSA Standard: Z317.13-17.