

Planning support for proposed code changes to the IBC and IFC.

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Inpatient Bed Unit
Emergency Department with Pediatric Hybrid
Radiology Suite
Intensive Care Unit - 7,500 square feet
Intensive Care Unit - 10,000 square feet

**International Code Council
Ad-Hoc Committee for Healthcare**

Inpatient Bed Unit - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF		
1	Patient Area								
2	Patient Room	300	29	8,700	200	15	3,000	29	2010: 1 Bed per room. 1996-97: 2 Bed per room
3	Patient Seclusion Room	not applicable			200	1	200		
4	Isolation Patient Room	350	4	1,400	120	4	480	4	
5	Specialty Treatment Room	350	1	350	120	1	120	1	
6	Work Alcove	68	2	136	68	2	136		
7									
8	Staff Areas								
9	Nurses Station 1	276	1	276	276	1	276		
10	Nurses Station 2	297	1	297	not required on smaller floor			10	Staff: Nurses Actual (max)
11	Nurses Station 3	237	2	474	237	2	474	1	Staff: Nurse Manager
12	Nurses Station 4	350	1	350	not required on smaller floor			1	Staff: Unit Secretary
13	Nurse Supervisor / Phys Charting	475	1	475	475	1	475	4	Staff: Physicians/Fellows/Residents (Transient)
14	Staff Storage / Locker Room	229	1	229	229	1	229	4	Staff: EVS/Physical Plant/Kitchen/Materials Management (Transient)
15	Documentation Area	93	5	465	93	5	465	3	Staff: Nurse Aids
16	Multipurpose Room	386	1	386	386	1	386		
17	Staff Lounge / Toilet	326	1	326	264	1	264		
18	Interdisciplinary Room	374	1	374	not required				
19	Unit Support	465	1	465	465	1	465		
20									
21	Support Spaces								
22	Environmental Services	78	2	156	78	1	78		
23	Soiled Holding / Workroom	355	1	355	355	1	355		
24	Clean Supply	202	2	404	202	2	404		
25	Medication Dispensing	259	2	518	259	2	518		
26	Equipment & Supply Storage	666	1	666	666	1	666		Includes storage for linen, emergency equipment, stretchers and wheelchairs
27	Nourishment Station	205	1	205	205	1	205		
28	Equipment Alcoves	404	1	404	300	1	300		Throughout, for equipment staging off corridor
29	Visitor Lounge / Resource Center	416	1	416	not required			18	Represents family members on unit at any given time
30	Electrical	321	1	321	80	2	160		
31	Telecomm	319	2	638	not required				
32	Stair	184	3	552	184	3	552		
33	Utility Shafts	200	4	800	200	4	800		
34	Patient Toilet Rooms	not req'd at single patient room			64	3	192		
35									
36									
37	Subtotal: Net Square Feet			20,138			11,200		
38									
39	Circulation Factor (1.70)			14,030			7,803		Actual
40									
41	Total Design Gross Square Feet			34,168			19,003		
42									
43	Building Gross Factor 1.25 (N/A)			0			0		
44									
45	Total Building Gross Area			34,168			19,003		
46									
47				2010 Calculated Occupant Load (250 sf/occupant)				137	
48				1996-97 Calculated Occupant Load (250 sf/occupant)				76	
49				Actual Occupant Load (From Above)				75	

Emergency Department with Pediatrics - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF		
1	Reception/Waiting								
2	Walk-in Vestibule	120	1	120	120	1	120		
3	Ambulance Vestibule	140	1	140	140	1	140		
4	Reception/Greeter	120	1	120	not required			1 Greeter	
5	Security Office	120	1	120	not required			1 Security Officer	
6	Triage Exam	140	3	420	120	3	360	3 Patients	
7	Triage Sub-Waiting	20	12	240	20	12	240	6 Waiting Occupants	
8	Registration Stations	60	2	120	60	2	120	2 Staff	
9	Registration: Clerical Work Area	120	1	120	120	1	120	2 Clerks	
10	Adult Waiting	20	30	600	20	30	600	15 Waiting Occupants	
11	Pediatric Waiting	20	15	300	20	15	300	8 Waiting Occupants	
12	Pediatric Play	120	1	120	120	1	120	0 Service area to above	
13	Toilets - Public	50	2	100	50	2	100		
14	Vending	60	1	60	60	1	60		
15	Co-Pay and Fiscal Advisor	110	1	110	not required			1 Financial Advisor	
16	Consult/Bereavement Room	110	1	110	110	1	110		
17	Wheelchair Storage	5	4	20	5	4	20		
18		<i>Subtotal</i>		2,820			2,410		
20	Adult Clinical Care								
21	<i>Treatment Space</i>								
22	Standard Exam/Treatment	155	19	2,945	80	19	1,520	19 Patients	
23	Exam/Treat - Isolation	155	2	310	120	2	240	0 Accounted for in Bays	
24	Bariatric Exam	220	2	440	not required			0 Accounted for in Bays	
25	ENT	155	1	155	120	1	120	0 Accounted for in Bays	
26	OB/Gyn Exam	155	1	155	120	1	120	0 Accounted for in Bays	
27	OB/Gyn TLT	50	1	50	50	1	50	0 Accounted for in Bays	
28	Swing/Psych	180	2	360	120	2	240	0 Accounted for in Bays	
29	Major Trauma/Resusc	275	3	825	250	3	750	1 Patient. Staff accounted elsewhere	
30	Patient Toilet	50	4	200	50	4	200		
31	<i>Direct Clinical Support</i>								
32	Clinical Workstation	400	1	400	400	1	400	6 Nurse Staff	
33	Clinical Touchdown	60	4	240	60	4	240	2 Attending, Fellow	
34	MD Charting	50	6	300	50	6	300	2 Visiting Physician	
35	Meds	100	2	200	100	2	200		
36	Nourishment	80	2	160	80	2	160		
37	Clinical Support	160	1	160	160	1	160		
38	Clean Supply	180	1	180	180	1	180		
39	Soiled Utility	120	1	120	120	1	120		
40	Equipment Storage	160	1	160	160	1	160		
41	Clean Linen storage	20	4	80	20	4	80		
42	Crash Cart Alcoves	10	2	20	10	2	20		
43	Stat Lab	80	1	80	not required				
44	Staff Toilets on Floor	50	2	100	50	2	100		
45	HAC	50	1	50	50	1	50		
46		<i>Subtotal</i>		10,750			7,950		
47	Dedicated Pediatric Hybrid								
48	Family Waiting	20	6	120	20	6	120	6 Waiting Occupants	
49	Family Support Lounge	150	1	150	150	1	150		
50	<i>Inpatient Short Stay</i>								
51	Patient Room	220	6	1,320	120	6	720	12 Patient and Parent	
52	Patient Room/Semiprivate	240	2	480	160	2	320	5 Patient and Parent	
53	Patient Toilet Room	55	8	440	55	8	440		
54	Play and Activities	120	1	120	120	1	120	0 Accounted for in Patient Space	



Emergency Department with Pediatrics - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF		
Dedicated Pediatric Hybrid (continued)									
55	<i>ED Exam/Treatment</i>								
56	Exam/Treatment Rooms	160	3	480	120	3	360	6	Patient and Parent
57	Bariatric Pediatric	220	1	220	not required			2	Patient and Parent
58	Exam/OB	160	1	160	120	1	120		
59	Patient Toilet	50	3	150	50	3	150		
60	Major Trauma/Resusc	275	1	275	250	1	250	1	Patient. Staff accounted elsewhere
61	<i>Clinical Support</i>								
62	Clinical workstation	240	1	240	240	1	240	2	Nurses
63	Clinical Touchdown	60	2	120	60	2	120	1	Pediatrician
64	MD Charting	50	2	100	50	2	100	2	Visiting Physician
65	Family Consult	110	1	110	110	1	110		
66	Meds	80	1	80	80	1	80		
67	Nourishment	80	1	80	80	1	80		
68	Clean Utility	160	1	160	160	1	160		
69	Soiled Utility	120	1	120	120	1	120		
70	Equipment Storage	80	2	160	80	2	160		
71	Peds Crash Cart	20	1	20	20	1	20		
72	<i>Administrative Support</i>								
73	MD office	120	1	120	120	1	120	1	Physician
74	Nurse Manager	120	1	120	120	1	120	1	Nurse Manager
75	Staff Lounge	140	1	140	140	1	140		
76	Conference	160	1	160	160	1	160		
77	Staff Toilets	50	2	100	50	2	100		
78	Decon Shower	100	1	100	100	1	100		
79	Housekeeping	50	1	50	50	1	50		
80		<i>Subtotal</i>			5,895			4,730	
81	Offices/Administrative Support								
82	Nursing Offices	100	4	400	100	4	400	0	Nurses (included above)
83	MD Touchdown Office	180	1	180	180	1	180	1	Physician
84	Director's Office	120	1	120	120	1	120	1	Director
85	Squad Room	80	1	80	80	1	80	2	EMT
86	Backboard Shower	10	1	10	not required				
87	Decontam. Storage	60	1	60	not required				
88	Lounge Area - Staff	140	1	140	140	1	140	0	Accouted Above
89	Shared Staff Locker Room	8	40	320	8	40	320	0	Accouted Above
90	Conference/Continuing Education	200	1	200	200	1	200		
91	Toilet / Shower - Staff	65	1	65	65	1	65		
92	Toilet - Staff	50	3	150	50	3	150		
93	Housekeeping Closet	50	1	50	50	1	50		
94		<i>Subtotal</i>			1,775			1,705	
95									
96	Subtotal: Net Square Feet			21,240	16,795				
97									
98	Circulation Factor	(1.55)	11,682	9,237			Actual
99									
100	Total Design Gross Square Feet			32,922	26,032				
101									
102	Total Building Gross Area			32,922	26,032				
2010 Calculated Occupant Load (250 sf/occupant)								132	
1996-97 Calculated Occupant Load (250 sf/occupant)								104	
Actual Occupant Load (From Above)								112	

**International Code Council
Ad-Hoc Committee for Healthcare**

Radiology Suite - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments	
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF			
1	Patient Area									
2	Waiting		20	36	720		20	36	720	18 waiting
3	Registration		64	8	512		64	8	512	8 staff
4	Consult		110	3	330		110	3	330	0 included below
5	Public Toilets		62	3	186		62	3	186	
6	Patient Education		1	56	56		not required			
7										
8	MRI Suite									
9	MRI Scan Rooms (1.5T, 3T)		430	6	2,580		325	6	1,950	6 Patients
10	MRI Control		882	1	882		100	6	600	6 Staff
11	MRI Warm Zone Vestibule		280	3	840		280	3	840	
12	MRI Equipment		280	4	1,120		150	4	600	
13	MRI Prep		275	1	275		275	1	275	
14	Patient Toilets		62	2	124		50	2	100	
15	Mens Gowned Waiting / Changing		240	1	240		240	1	240	6 patients changing
16	Womens Gowned Waiting / Changing		285	1	285		285	1	285	6 patients changing
17	General Radiology Suite									
18	General Rad Room		260	5	1,300		180	5	900	5 patients
19	Bone Densitometry		140	3	420		140	3	420	3 patients
20	Control		475	1	475		475	1	475	3 staff
21	Mens Gowned Waiting / Changing		240	2	480		240	2	480	5 patients changing
22	Womens Gowned Waiting / Changing		240	2	480		240	2	480	5 patients changing
23	Patient Toilets		62	1	62		62	1	62	
24	PET/CT Suite									
25	PET/CT Scan Room		420	2	840		350	2	700	0 included in prep/injection areas
26	PET/CT Control		120	2	240		120	2	240	2 staff
27	PET/CT Equipment		48	2	96		48	2	96	
28	Hot Lab		255	1	255		255	1	255	
29	Hot Toilet		62	1	62		62	1	62	
30	Hot Injection		130	1	130		130	1	130	2
31	Prep Room		313	1	313		313	1	313	2 prep bays
32	CT Suite									
33	CT Scan Room		420	3	1,260		250	3	750	3 patients
34	CT Control Room		520	1	520		360	1	360	3 staff
35	CT Prep		550	1	550		300	1	300	0 included above
36	Mens Gowned Waiting / Changing		215	1	215		215	1	215	3 patients changing
37	Womens Gowned Waiting / Changing		215	1	215		215	1	215	3 patients changing
38	Patient Toilets		62	2	124		62	2	124	
39	Fluoroscopy Suite									
40	Fluoroscopy Room		405	2	810		320	2	640	2 patients
41	Patient Toilets		62	2	124		62	2	124	
42	Fluoroscopy Control		325	1	325		180	1	180	2 staff
43	Interventional Radiology Suite									
44	IR lab		368	2	736		350	2	700	2 patients
45	Scrub		110	1	110		110	1	110	
46	IR Prep / Recovery		950	1	950		750	1	750	5 patients
47	IR Exam		220	1	220		120	1	120	
48	Patient Toilet		62	1	62		50	1	50	
49	IR Workroom		230	1	230		180	1	180	4 nurses / physician / staff working in spaces above
50	Gamma Camera Suite									
51	Gamma Camera Scan Room		315	2	630		300	2	600	
52	Control Room		230	1	230		180	1	180	
53										

**International Code Council
Ad-Hoc Committee for Healthcare**

Critical Care Unit - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF		
1	Patient Area								
2	Patient Room	200	14	2,800	150	14	2,100	21	Includes toilet in room.
3	Isolation Patient Room	350	2	700	150	1	150	4	
4									
5	Staff Areas								
6	Nurses Station 1	100	1	100	100	1	100	2	
7	Nurses Station 2	125	1	125	125	1	125	2	
8	Nurses Station 3	160	2	320	160	2	320	2	
9	Nurses Station 4	100	1	100	100	1	100	2	
10	Documentation Stations	60	9	540	60	9	540		At every two patient rooms
11	Charting Stations	23	2	46	23	2	46	2	Alcove at nurses station
12									
13	Support Spaces								
14	Pneumatic Tube Alcove	25	1	25	25	1	25		
15	Environmental Services Room	80	1	80	80	1	80		
16									
17									
18	Subtotal: Net Square Feet			4,836			3,586		
19									
20	Circulation Factor (1.55)			2,660			1,972		
21									
22	Total Design Gross Square Feet			7,496			5,558		
23									
24	Building Gross Factor 1.25 (N/A)			0			0		
25									
26	Total Suite Gross Area			7,496			5,558		
27									
28	Required Support Spaces, Outside Of Suite								
29	Soiled Utility	130	1	130	130	1	130		Unit Support: Storage or Utility as required by Guidelines
30	Clean Utility	130	1	130	130	1	130		
31	Equipment Storage	320	1	320	200	1	200		20 square feet for 16 beds (2010 requirement only)
32	Wheelchair / Stretcher Storage	100	1	100	100	1	100		
33	Lounge / Resource Center	416	1	416	416	1	416		
34	Electrical	100	1	100	100	1	100		
35	Telecomm	200	1	200	200	1	200		
36	Office	100	1	100	100	1	100		
37	Multipurpose Room	200	1	200	200	1	200		Break room and meeting space
38	Consult Room	100	2	200	not required			0	Families included in patient room count
39	Visitor Waiting Room	200	1	200	not required				
40	Staff Storage / Locker Room	100	1	100	100	1	100		
41	Staff Toilet	64	3	192	64	3	192		
42									
43	Subtotal: Net Square Feet			2,388			1,868		
44	Circulation Factor (1.40)			955			747.2		
45	Total Design Gross Square Feet			3,343			2,615		
46									
47	GRAND TOTAL: Departmental SF			10,839			8,174		

2010 Calculated Occupant Load (250 sf/occupant) 43
 1996-97 Calculated Occupant Load (250 sf/occupant) 33
 Actual Occupant Load (From Above) 35

**International Code Council
Ad-Hoc Committee for Healthcare**

Critical Care Unit - Generic Program

Item	Space Name	2010 Guideline Planning			1996-97 Guideline Planning			Actual Occupants	Comments
		Module (SF)	Qty.	Total SF	Module (SF)	Qty.	Total SF		
1	Patient Area								
2	Patient Room	200	14	2,800	150	14	2,100	21	Includes toilet in room.
3	Isolation Patient Room	350	2	700	150	1	150	4	
4									
5	Staff Areas								
6	Nurses Station 1	100	1	100	100	1	100	2	
7	Nurses Station 2	125	1	125	125	1	125	2	
8	Nurses Station 3	160	2	320	160	2	320	2	
9	Nurses Station 4	100	1	100	100	1	100	2	
10	Documentation Stations	60	9	540	60	9	540		At every two patient rooms
11	Charting Stations	23	2	46	23	2	46	2	Alcove at nurses station
12	Office	100	1	100	100	1	100		
13	Multipurpose Room	200	1	200	200	1	200		Break room and meeting space
14	Staff Storage / Locker Room	100	1	100	100	1	100		
15	Staff Toilet	64	3	192	64	3	192		
16									
17	Support Spaces								
18	Soiled Utility	130	1	130	130	1	130		Unit Support: Storage or Utility as required by Guidelines
19	Clean Utility	130	1	130	130	1	130		
20	Pneumatic Tube Alcove	25	1	25	25	1	25		
21	Equipment Storage	320	1	320	200	1	200		20 square feet for 16 beds (2010 requirement only)
22	Wheelchair / Stretcher Storage	100	1	100	100	1	100		
23	Environmental Services Room	80	1	80	80	1	80		
24									
25	Subtotal: Net Square Feet			6,108			4,738		
26									
27	Circulation Factor (1.55)			3,359			2,606		
28									
29	Total Design Gross Square Feet			9,467			7,344		
30									
31	Building Gross Factor 1.25 (N/A)			0			0		
32									
33	Total Suite Gross Area			9,467			7,344		
34									
35	Required Support Spaces, Outside of Suite								
36	Consult Room	100	2	200	not required			0	Families included in patient room count
37	Visitor Waiting Room	200	1	200	not required				
38	Lounge / Resource Center	416	1	416	416	1	416		
39	Electrical	100	1	100	100	1	100		
40	Telecomm	200	1	200	200	1	200		
41									
42	Subtotal: Net Square Feet			1,116			716		
43	Circulation Factor (1.40)			446			286.4		
44	Total Design Gross Square Feet			1,562			1,002		
45									
46	GRAND TOTAL: Departmental SF			11,030			8,346		

2010 Calculated Occupant Load (250 sf/occupant) 44
 1996-97 Calculated Occupant Load (250 sf/occupant) 33
 Actual Occupant Load (From Above) 35