OPTIMUM CARE
SUGAR LAND, TEXAS
TEXAS DEPARTMENT OF AGING AND DISABILITY SERVICES (DADS) CONSIDERATIONS

TEXAS DEPARTMENT OF AGING AND DISABILITY SERVICES (DADS) LICENSING CONSIDERATIONS:

A. General: Each pod (14 beds, commons room, dining facility, staff work area) in this facility will be licensed by DADS as a "small B" type facility, separated from other pods, other occupancies and from the kitchen area by 2-hour fire rated partitions. Provide appropriate fire-proofing where conduits, communications cables and ductwork (if any) are routed though fire rated partitions.

B. Drawings: Drawings must be submitted to Texas Department of Aging and Disability Services (DADS) for review prior to start of construction.
1. Floor plan documents must include room names, numbers and usages; doors (numbered) including swing; windows; legends or clarification of wall types; dimensions; fixed equipment; plumbing fixtures; and kitchen basic layout; and identification of all smoke barrier walls (outside wall to outside wall) or fire walls.
2. For new construction, an overall plan of the entire building must be drawn or reduced to fit on an 1 1/2 inch by 11 inch sheet; submit two complete sets of reduced plans for fire record as indicated in section D (Reduced Scale Drawings).
3. Elevations and roof plan must include exterior elevations and any roof top equipment; gas piping and interior elevations where needed for special conditions.
4. Details must include wall sections as needed (especially for special conditions); cross sections through buildings as needed; and miscellaneous details and enlargements as needed.
5. Electrical documents must include electrical layout, including lights, convenience outlets, equipment outlets, switches and other electrical outlets and devices; Utility power service entrance, circuiting, distribution and panel diagrams; exit light system (exit signs and emergency egress lighting); emergency electrical provisions (such as generators and panels); and similar systems (such as control panel, devices and alarms); sizes and details sufficient to assure safe and properly operating systems; and a staff communication system.
6. Plumbing documents must include plumbing layout with pipe sizes and details sufficient to assure safe and properly operating systems, water systems, sanitary systems, gas systems, other systems normally considered under the scope of plumbing, fixtures, and provisions for combustion air supply.
7. Heating, ventilation, and air-conditioning (HVAC) documents must include sufficient details of HVAC systems and components to assure a safe and properly operating installation including, but not limited to, heating, ventilation, and air-conditioning layout, ducts, protection of duct inlets and outlets, combustion air, piping, exhausts, and duct smoke and/or fire dampers; and equipment types, sizes and locations.
8. Fire sprinkler system plans and hydraulic calculations must be designed in accordance with and including all the required information on the plan, specified in National Fire Protection Association (NFPA) 13, NFAP 13R or NFPA 13D as applicable and the NFPA documents referenced therein, published by the National Fire Protection Association and be signed by a Responsible Managing Employee, licensed by the State Fire Marshal's Office or sealed by a licensed professional engineer.
9. Other layouts, plans or details as may be necessary for a clear understanding of the design and scope of the project; including plans covering private water or sewer systems must be reviewed by the local health or wastewater authorigy having jurisdiction. If no local authority, then the plans will be reviewd by DADS.
10. Specifications must include installation techniques, quality standards and/or manufacturers, reference to specific code and standards, design criteria, special equipment, hardware, painting and any others as needed to amplify drawings and notes. Include complete materials lists and manufacturers installation instructions where appropriate.
11. Detailed fire detection and alarm system working plans must be designed in accordance with the applicable sections of the National Fire Alarm and Signaling Code (NFPA 72) and the National Electrical Code (NFPA 70) as published by the NFPA. Plans must signed by an Alarm Planning Superintendent licensed by the State Fire Marshal's Office.

C. Initial Survey:
1. Upon completion of construction, including grounds and basic equipment and furnishings, an initial architectural inspection of the facility is required to be performed by DADS prior to occupancy. The completed construction must have written approval of the local authorities having jurisdiction, including the fire marshal, health department and building inspector.
2. The following documents must be available to DADS' surveyor at the time of the survey of the completed building:
a. Written approval of the local authorities called for in paragraph 1 above.
b. Record drawings of the fire detection and alarm system as installed, signed by an Alarm Planning Superintendent licensed by the State Fire Marshal's office or sealed by a licensed professional engineer, including a sequence of operations, the owner's Operation and Maintenance manuals and the manufacturer's published instructions covering all system equipment, a signed copy of the State Fire Marshal's Office Fire Alarm Installation Certificate and, for software based systems, a record copy of the site-specific software (excluding the system executive software or external programmer software) in non-volatile, non-erasable, non-rewritable memory.
c. Record drawings of the fire sprinkler system as installed, signed by a Responsible Managing Employee, licensed by the State Fire Marshal's Office or sealed by a licensed professional engineer, including the hydraulic calculations, alarm configuration, aboveground and underground Contractor's Material and Test Certificate, all literature and instructions provided by the manufacturer describing the proper operation and maintenance of all equipment and devices in accordance with NFPA 25, Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems.
d. Service contracts for maintenance and testing of alarm systems, sprinkler systems, etc.
e. A copy of gas test results of the facility's gas lines from the meter.
f. A written statement from an Architect/Engineer stating that, from periodic onsite observation visits, the facility as constructed is, to the best of his/her knowledge and belief, in substantial compliance with his/her construction documents, the Life Safety Code, DADS licensure standards and local codes.
g. The contract documents identified in paragraph B (Drawings) above.

D. Reduced Scale Drawings: Copies of reduced size floor plans on an 8 1/2 inch by 11 inch sheet must be submitted in duplicate to DADS for record/file use and for the facility's use for evacuation plan, fire alarm zone identification, etc.. The reduced scale plan must contain basic legible information such as scale, room usage names, actual bedroom numbers, doors, windows and any other pertinent information.

REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PHASING INFORMATION.

STATE OF TEXAS
JAMES Y. CHEE
48447
LICENSED
PROFESSIONAL ENGINEER
7/2/13

REDDING LINDEN BURR
CONSULTING ENGINEERS
801 TRAVIS. SUITE 2000
HOUSTON, TEXAS 77002
PH: 713.237.9800
FAX: 713.237.9801
TEXAS REGISTERED ENGINEERING FIRM F- 3113

OPTIMUM CARE
SUGAR LAND, TEXAS

Radian
ARCHITECTURE
10101 SW Freeway Ste 205
Houston, Texas 77074
TEL (713) 933 0507
FAX (713) 933 0512

Revision Schedule

#	Date	Description

Project No.

DADS CONSIDERATIONS

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