

Physical Plant Definitions

- a. Good Repair – When a system or element that is in a condition to operate at a full level of performance
- b. Hazard Vulnerability Assessment – A systematic approach to identifying hazards or risks that are most likely to have an impact on an individual, assisted living facility and/or the surrounding community. The risks associated with each hazard are then analyzed to prioritize planning, mitigation, response and recovery activities. This assessment should be used to identify potential gaps in the facilities emergency plan(s).
- c. New Construction – The reconfiguring of a space that affects an exit or a corridor shared by more than one occupant space; or the reconfiguration of a space such that the rehabilitation work area is not permitted to be occupied because existing means of egress and fire protection system are not in place or continuously maintained.
- d. Changes of Use – A change in the purpose, character or level of activity within a structure that involves a change in application of the requirements of the Code. A change of use can be a change in the way a building, floor or room is used.
- e. Renovation – The replacement in kind but with strengthening, or upgrading of building elements, materials, equipment, or fixtures, that does not result in a reconfiguration of the building spaces within.
- f. Modification – The reconfiguration of any space; the addition, relocation, or elimination of any door or window; the addition or elimination of load-bearing elements; the reconfiguration or extension of any system; or the installation of any additional equipment.
- g. Alteration – A general term used to mean any construction activity, change of use or change of occupancy.
- h. Addition – A type of new construction that results in an increase in building area, building out aggregate floor area, building height, or number of stories of a building or structure.
- i. Distinct Hazard to Life – A distinct hazard to life is considered to exist if there is a substantial probability that an occurrence causing death or serious physical harm to persons could foreseeably result from a condition which exists, or from one or more practices, means, methods, operations or processes which have been adopted or are in use at a structure, building, location, or premise subject to the Minnesota State Construction Codes or Minnesota Department of Health.
- j. Building – Any structure used or intended for supporting or sheltering any use or occupancy
- k. Facility – All or any properly separated portions of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site used for the activities or functions or an occupancy.
- l. Reconstruction – Reconfiguration of a space that affect an exit or a corridor shared by more than one occupancy space or the reconfiguration of a space such that the rehabilitation work area is not permitted to be occupied because existing means of egress and fire protection system, or their equivalent, are not in place or continuously maintained.
- m. Construction – a general term used to describe the activity to enhancing, modifying or reconstructing old structures or building a new addition or buildings.

- n. Change in occupancy –The change in the occupancy classification of a structure or portion of a structure.
- o. Repair – Patching, restoration or painting of materials, elements, equipment or fixtures for the purpose of maintain such material, elements, equipment, or fixtures in good repair/condition. Work in this category generally does not require plan approval or review by MDH.
- p. Replacement in kind – Replace building elements, materials, equipment or fixtures with the exact same element, materials, equipment or fixtures. Work in this category generally does not require plan approval or review by MDH.