**Section 250.2420 Submission of Plans for New Construction, Alterations or Additions to Existing Facility**

a) New Construction, Addition or Major Alteration

1) For all construction of either new buildings or additions or alterations to existing buildings coming within the scope of this Part, design development drawings and outline specifications shall be submitted to the Department for review. Approval of design development drawings and specifications shall be obtained from the Department prior to starting final working drawings and specifications. Comments or approval shall be provided within 30 days after receipt by the Department.

2) Final Drawings

A) The final working drawings and specifications shall be submitted to the Department for review and approval prior to the beginning of construction. Alternative methods of design development and construction may be acceptable subject to the approval of the Department. Department approval is void if construction contracts are not executed and construction is not started within one year after the plan approval date. Comments by the Department shall be provided within 60 days after the day on which the submission is deemed complete.

B) The Department shall be notified of the award of construction contracts.

3) Any contract modifications that affect or change the function, design, or purpose of a facility shall be submitted to the Department for approval prior to proceeding with modifications. Comments or approval shall be provided within 30 days after receipt by the Department.

4) *The Department* will *conduct an on-site inspection of the completed project no later than 15 business days after notification from the applicant that the project has been completed and all certifications required by the Department have been received and accepted by the Department*. *The Department* *may* *extend this deadline only if a federally mandated survey time frame takes precedence. The Department* will *provide written approval for occupancy to the applicant within 5 working days* after *the Department's final inspection, provided the applicant has demonstrated substantial compliance. Occupancy of new major construction is prohibited until Department approval is received, unless the Department has not acted within the time frames provided in* Section 8(g) of the Act and this subsection (a)(4), *in which case the construction shall be deemed approved. Occupancy* will *be authorized after any required health inspection by the Department has been conducted*. (Section 8(g) of the Act)

5) As-built drawings shall be maintained by the hospital. For the purposes of this Section, "as-built drawings" are the original design drawings revised to reflect any changes made in the field, including, but not limited to, design changes issued by change order, component relocations required for coordination, or rerouting of distribution systems.

b) Minor Alterations and Remodeling. Minor alterations or remodeling changes that do not affect the structural integrity of the building, that do not change functional operation, that do not affect fire safety, and that do not add beds or facilities over those for which the hospital is licensed do not need to be submitted for approval.

c) Alterations of Water Supply, Plumbing and Drainage. No system of water supply, plumbing, sewage, garbage or refuse disposal shall be installed, nor shall any existing system be altered or extended, until complete plans and specifications for the installation, alteration or extension have been submitted to the Department and have been reviewed and approved.

d) Codes and Standards

1) Nothing in this Part shall relieve the sponsor from compliance with building codes, ordinances, and regulations that are enforced by city or county jurisdictions.

2) The recommendations of the International Building Code shall apply insofar as the recommendations are not in conflict with this Part or with the NFPA 101. For construction of new buildings or additions, renovations, or alterations to existing buildings coming within the scope of this Part in municipalities with no building code of their own, the hospital may comply with the International Building Code.

3) The codes and standards referenced in this Part may be ordered from the various agencies at the addresses listed in Section 250.105 and are effective on the dates cited in that Section.

(Source: Amended at 41 Ill. Reg. 14945, effective November 27, 2017)