**Section 518.2160 Submission of Architectural Plans**

a) New Construction, Addition, or Major Alteration

1) When construction is contemplated, either for 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. The Department will provide comments or approval within 30 working days after receipt of the drawings and specifications and the submission being deemed complete.

2) Final Drawings

A) The final working drawings and specifications shall be submitted to the Department for review and approval prior to beginning of construction. For final approval to remain valid, contracts shall be signed within one year after the approval date. Alternate methods of design development and construction may be acceptable subject to the approval of the Department. The Department will provide comments or approval within 30 working days after receipt of the final drawings and the submission being deemed complete.

B) The Department shall be notified upon 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 authorizing the modifications. The Department will provide comments or approval within 60 working days after receipt of the drawings and specifications.

4) Upon 90% of completion, the pre-occupancy certification package shall be submitted to the Department.

5) As-built drawings shall be maintained by the freestanding emergency center.

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 increase capacity over that for which the FEC is licensed need not 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 any such existing system materially 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 stated in this Part shall relieve the licensee from compliance with building codes, ordinances and regulations that are enforced by city, county or local jurisdictions.

2) The recommendations of the International Building Code shall apply insofar as those recommendations are not in conflict with the standards set forth in this Part or with NFPA 101.

A) The portions of the International Building Code requiring smoke detectors in all patient rooms and automatic door closers on all patient room doors are hereby specifically excluded from these requirements.

B) The International Building Code is intended as a model code for municipalities with no building code of their own.

C) NFPA 101-A shall apply only if the Department determines that the proposed equivalent system is safe and does not constitute a hazard to the life and safety of the staff and patients.

(Source: Amended at 33 Ill. Reg. 8317, effective June 4, 2009)