

# FLOOR PLAN REVIEW PROCESS AND PROGRAM PROPOSAL

Office of Licensing & Accreditation Child  
Care Licensing



This booklet will explain the proposal and floor plan review process to obtain a license to operate a child or a school age care program in the State of South Dakota  
OLA-116, Effective August 2023



South Dakota  
Department of  
**Social Services**

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# Floor Plan Introduction

State law requires a child or school age care program to be licensed prior to operating, and the first step in the licensing process is consideration of the building. When an initial child or school age care license is requested, a floor plan review must first be conducted to ensure the building is safe. The following information is intended for programs not located in a school building; if your program is located in a school building, please request the appropriate information from the licensing specialist. Once the floor plans are approved, an inspection is completed.

Any time there are any proposed changes to the program, those changes need to be submitted for review before the changes are made to prevent extra costs. This includes but is not limited to moving or removing walls or exit doors, changes to fire protection systems, and using space in the building that was not previously approved.

A change in ownership will require a new floor plan review process, and it is recommended that the review process be completed before a change in ownership is finalized. If no changes to the floor plan will be made, the new applicant can sign and date the existing floor plan and complete the program proposal.

In starting this business venture, it is important to also become familiar with licensing rules and construction requirements before proceeding. You can access a copy of the current Administrative Rules of South Dakota 67:42:17 that are applicable to child care licensure at <https://sdlegislature.gov/Rules/Administrative/67:42:17>. The *Guide to Child Care Licensing Rules and Resources for Licensed Programs* provides additional clarification and resources and is available at <https://dss.sd.gov/childcare/licensing/>.

If your program will care for 21 or more children, you may also wish to review ARSD 61:15:05 Day Care Center Construction Requirements at <https://sdlegislature.gov/Rules/Administrative/61:15:05> that include exit, fire alarm, sprinkler, extinguisher, heating, and other requirements. Construction requirements for centers caring for 20 or less children are available at <https://sdlegislature.gov/Rules/Administrative/61:15:06>.

Once the above information is received, information will be submitted for review to the State Health Department and the State Fire Marshal's office. These agencies conduct plan reviews for most state licensed facilities. This is a time intensive process and these agencies work as quickly as possible. The time frame for completion can depend largely on the number of plans submitted to the agency from different state agencies at the same time.

For additional business planning information, please feel free to visit: <https://sdbusinesshelp.com/small-business-development-center/>.

After the Floor Plan Review process is complete, you will receive additional information on the next steps in the licensing process. These include the application, background checks, orientation training, and a monitoring visit to confirm compliance with licensing rules.

Contact the licensing specialist with any questions regarding the floor plan review and application process.

# The Floor Plan

The floor plans of the entire building are to be ***drawn to scale*** and need to highlight the space to be used by the licensed program. If only using a portion of a building for child or school age care, *the plans for the entire building still need to be submitted* in order to determine where the child care space fits into the large scheme of the building and to determine exiting patterns.

There are certain requirements for the floor plan depending on the nature of your proposal.

## **For a proposed building that will be new construction:**

- If the proposed space to be used is **4,000** square feet or more, the plans *must* be designed by an architect or engineer registered in South Dakota. The plans submitted for review need to be stamped by the architect or engineer.

Note: While building plans for a private home do not typically need to be designed by an architect, a home exceeding 4,000 sq. ft. that is being designed to include space for child care must have an architect design the plans.

## **For a proposed program that will be in an existing building:**

- If the proposed building site to be used requires extensive renovation of the structure, electrical system, plumbing, and other mechanics of the building, blueprints are to be stamped by an architect or engineer registered in South Dakota.

## **For proposed modifications to a previously approved building:**

- Three copies of the initial floor plan (unless digitally submitted) which corresponds with initial review letter results from the Department of Public Safety (Fire Marshal's office) and the Department of Health. (Contact your licensing specialist if you need previous review letters.)
- Three copies of the new floor plan (unless digitally submitted) showing modifications to be made at the program (if applicable). The new plans submitted should have changes outlined or in color or labeled to clearly note the requested areas for approval.

## **For a proposed building that is less than 4,000 square feet in area and not drawn by a professional, see the checklist of required items in the Program Proposal and Specification Checklist.**

- Following the instructions in the guide and the sample floor plans will help ensure a detailed and accurate description of the building structure's details. Please be sure to label each sheet of the floor plan and each picture with your program name and date. Programs should maintain a copy of all floor plans for their own records.

## **For proposed ownership change in a previously approved building with no modifications:**

- The new owner can review the existing floor plans to ensure the existing building layout is reflected on the plans. After review, the new owner will sign and date the existing floor plans and complete the program proposal checklist.

## **For proposed ownership change in a previously approved building with modifications:**

- New floor plans including all proposed modifications and the program proposal must be submitted for review.

# Building Floor Plan and Specifications

## For Child Care Centers and School Age Programs

### Program Information:

Name of proposed licensed program: \_\_\_\_\_

Type of licensure:

- Center licensed for 13 – 20 children
- Center licensed for 21 or more children
- School-age Care (school-age only)

Physical address of proposed licensed program: \_\_\_\_\_

### Contact person:

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Type of Review Requested:

- New license and new construction
- New license in an existing building
- Expansion to an existing license
- Changes to approved space or room usage
- Ownership change with no changes to existing structure or usage of space
- Ownership change with changes to existing structure or usage of space

Expected operational date: \_\_\_\_\_

## Program Operation:

Number of children you hope to serve? \_\_\_\_\_

If this is an expansion of an existing license, how many additional children do you hope to serve?

Describe changes to which rooms on the floor plan will now be used or no longer used. \_\_\_\_\_

Ages of children to be served? \_\_\_\_\_

Days of the week and hours the licensed program will be in operation? \_\_\_\_\_

Are children separated by age groups or together in family setting? \_\_\_\_\_

Are there opportunities for outside play?  Yes  No

If yes, where? \_\_\_\_\_

Are meals provided?  Yes  No

If yes, are they prepared onsite or catered? \_\_\_\_\_

Name of the entity providing the catered meals, if applicable: \_\_\_\_\_

## Building Proposed for Use:

Type of building (stand-alone structure; strip mall, church, etc.)? \_\_\_\_\_

Is the licensed program the only business in this building?  Yes  No

If no, list other types of businesses located there. \_\_\_\_\_

Is there more than one level to the building?  Yes  No If yes, how many? \_\_\_\_\_

What level of the building will the licensed program be located on? \_\_\_\_\_

Have the local city/county agencies approved the floor plans, if applicable?  Yes  No

## The Floor Plan Drawing:

Floor plans – **drawn to scale** – must be submitted. Whether the floor plans are submitted digitally or in hard copy, it is essential the plans are neat and easy to read. Use the following as a checklist to ensure that each of these details is present on the floor plan to expeditiously complete a review:

- Each room in the building labeled by its current use (i.e., infant room, kitchen, restroom, storage, office).
- Each room used for play space should be labeled by number and current use (i.e., #1 playroom, #2 infant room, #3 school-age room, etc.) and provide the room's measurements not including permanent and stationary furniture and equipment.  
\*Total capacity is based on 35 square feet per child of play space for a child care center and 25 square feet per child of play space for a school age program.
- List any rooms used by children for only a portion of the day and not included in the overall capacity, i.e., gym, multi-purpose room, cafeteria. \_\_\_\_\_  
\*A written plan on the use of these rooms will be required.
- The location of outside and inside doorways and the direction that all doors open.
- The location of kitchen appliances including three-compartment sinks, handwashing sinks, dishwasher, stove, and refrigerator.
- The location of electrical outlets.
- The location of all exit signs, smoke detectors, and fire extinguishers.
- The location of other fire alarm components including the electrical panel, manual pull stations, horns and strobes.  
\*A fire alarm system is required for any program licensed for 21 children or more.
- Location of toilets and sinks in the bathrooms.  
\*Total capacity is based on restroom facilities - 1 bathroom hand sink and 1 toilet required for every 15 children. The toilets and hand sinks must be included in the same bathroom to be counted for capacity; a hand sink in a classroom cannot be counted in determining the capacity. Hand sinks for the diaper changing area must be in the same room or an unobstructed adjacent room. If there are large basin style sinks utilized, list the number of faucets in each sink.
- The location of the diaper changing area including an adjacent hand sink to be used.  
\*This is required for any age children still in diapers.
- The location of the furnace, hot water heater, washer, and dryer, if applicable.
- The location of any outside porches, decks, stairways.
- Label the plan with directions (north, south, west, and east).
- Dimensions of the outdoor play area and its location.  
\*Total capacity is based on 50 square feet of outdoor space per child.

- Include a key of symbols to show the location of items such as smoke detectors, exit signs, toilets, hand sinks, changing tables, fire extinguishers, electrical outlets etc.
- The floor plans are signed and dated by the owner or individual responsible for the program.

## Building Specifications:

These items are difficult to document on the floor plan, so they need to be described here or on a separate sheet of paper.

- A. What are the wall coverings, i.e., sheetrock, plaster, wood paneling, etc.:

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\*Wall covering must conform to the requirements for an E Occupancy found in Chapter 8 of the International Fire Code.

- B. List the rating of the existing furnace (found on label): \_\_\_\_\_
- C. Is there a 1-hour self-closing door on any room containing a boiler, hot water heater, or central heating plant?  Yes  No
- D. List the height and spacing of railings on all decks, open-sided stairways, porches:
- E. Do all outlets have self-closing covers or tamper resistant outlets?  Yes  No
- F. Are the outlets within 6 feet of a water source, i.e., sink, toilet, tub, etc.  Yes  No  
If yes, is there a ground fault circuit interrupter (GFCI):  Yes  No
- G. Is each closet door latch capable of being opened from the inside?  Yes  No
- H. Do you have 2A rated fire extinguisher(s)?  Yes  No  
Where are they located? \_\_\_\_\_
- I. Is the kitchen stove vented to the outside (for facilities with 21 or more children)?  
 Yes  No
- J. Is there a fenced playground?  Yes  No

\*For school age programs, a fence may be required if hazards are present.

- K. Does all door hardware allow the doors to open in only one motion even when the door is locked?  Yes  No

- L. Do any doors have dead bolt locks on them?  Yes  No

\*Deadbolts are not allowed for use on doors.



M. Does the program intend to utilize gates in doorways or corridors?  Yes  No

\* If gates are utilized, they must have a minimum of a 32' opening for a classroom and 36" for a corridor. If a program serves 50 or more children, a gate is not allowed for use in a corridor. All gates must swing in the direction of egress and must be able to be opened with one hand or in one motion without any special knowledge.

N. Describe the type of exit signs in the facility:  Internally illuminated  Externally illuminated

O. Are the exit signs equipped with emergency backup power/illumination for a duration of at least 90 minutes or glow in the dark?  Yes  No

P. Describe the fire alarm system (battery operated smoke detectors, interconnected smoke detectors, pull stations, strobes, horns) and provide the alarm/smoke detector catalog specification sheets obtained from the local alarm company.

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**\*Fire alarm systems:**

- Facilities with 21 or more children are required to have a fire alarm system that is initiated by smoke detectors and pull stations. To determine compliance, you are required to submit a copy of the alarm specs or catalog sheets describing the system.
- Facilities with 20 children or less are required to have a fire alarm that is interconnected by the building wiring so when one alarm sounds, they all sound.

Q. Is the building equipped throughout with a fire sprinkler system?  Yes  No

R. Are there any appliances in the building that burn fossil fuels, i.e., propane, natural gas, fuel oil?  
 Yes  No

If yes, are there any carbon monoxide detectors located in the building?  Yes  No

If yes, note the location \_\_\_\_\_

S. List any plans to add or remove items not currently located in the building including changes to any of the specifications listed above: \_\_\_\_\_

Use of photographs can help describe some of the specifications listed above:

- The outside of the building – the building and the play area
- Kitchen - showing the stove, vent, sink(s), dishwasher, meal prep area, etc.
- A picture of the fire alarm, pull stations, smoke detectors, horns, strobes, and exit signs.

A complete set of plans and plan details will help ensure this process proceeds in a timely manner. Overlooking even seemingly minor details will delay the review process, impacting the time it will take before operation of the program can begin. The written documentation to be submitted includes:

- The completed Building Floor Plan and Specifications Checklist
- Digital floor plans or **three** sets of hard copy floor plans (if using an upper or lower level, include plans for the entire building)
- Fire alarm specifications or catalog sheets describing the system.

- Plot Plan – this shows the property lines, other buildings, driveways, fences, walkways, etc.
- Elevation Plan – if a basement or a second story is used for any part of the program, submit a drawing that shows the entire outside of the building to determine exiting patterns.
- If this is **new** construction, include detailed plans of the footings/foundation plan, wall sections, window and door schedules, roof section, electrical, mechanical, and plumbing plans. Contractors should be able to supply these types of drawings before construction begins.

All information can be electronically submitted or mailed to your local licensing specialist. Please **submit all information at one time.**

I have completed the Building Floor Plan and Specifications Checklist and reviewed the floor plans and hereby declare and affirm that they are, to the best of my knowledge and belief, true and correct.

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Signature of person completing this form

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Date

# Codes and Ordinances from Other Agencies

The rules developed by the Department of Social Services and the Fire Marshal's Office are not the only regulations that might apply to a proposed business. You and your architect, engineer, and/or contractor need to contact your city, county, and other state agencies to ensure compliance with local requirements. Such sources can include but are not limited to:

- State Plumbing Commission
- City Building and Zoning
- County Zoning
- State Electrical Commission
- Local Fire Department
- Local Health Department

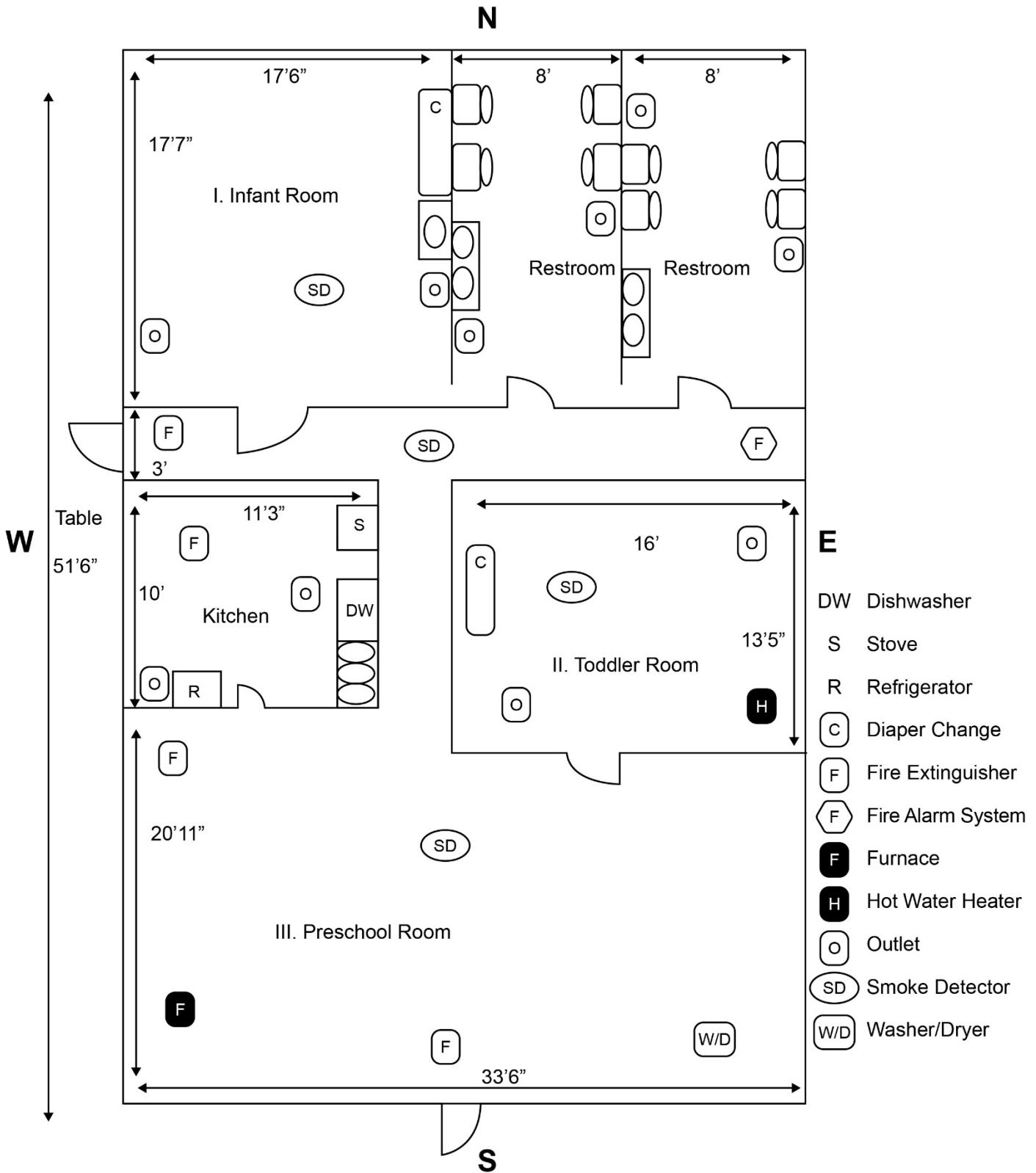
All licensed programs are required to meet state, county, and city ordinances. If a city has requirements that are different than the state requirements, a program is required to meet the strictest of the two requirements.

Take a copy of the building floor plans to the city where the program will be located to ensure all local requirements are met.

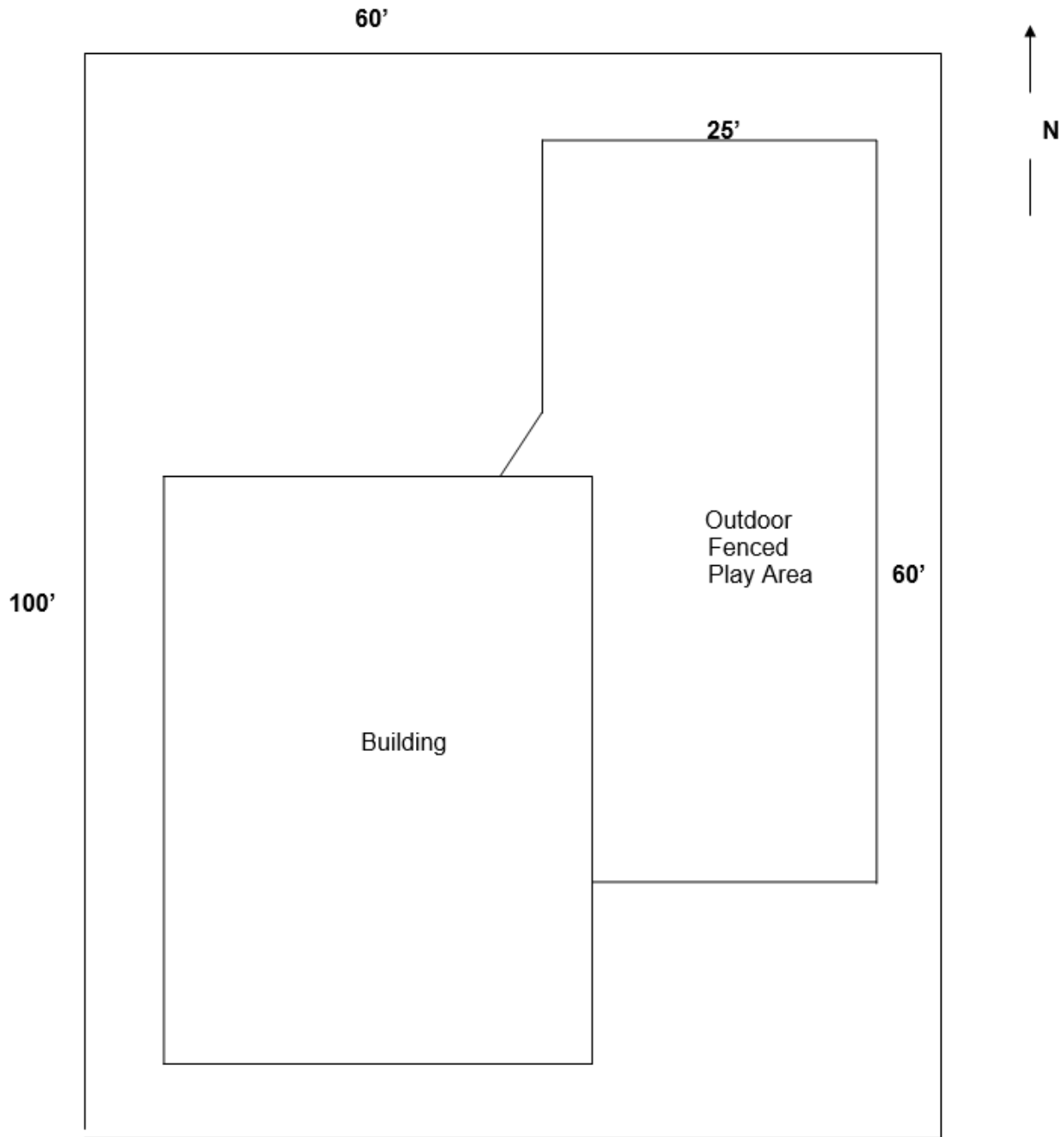
The Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability, and the ADA requirements apply to licensed child and school-age care programs. In the construction phase, it is important that you work with your architect or engineer to ensure your facility's features meet ADA Accessibility requirements. Resources that provide additional information about accessibility requirements are at:

- [www.ADA.gov](http://www.ADA.gov) with commonly asked questions specific to child care and the ADA.
- The Department of Justice at <http://www.usdoj.gov/crt/ada/adahom1>. ADA specialists are available at various times Monday through Friday at 1-800-514-0301 (voice) 1-800-514-0383 (TDD)

# Sample Floor Plan



# Sample Plot Plan



Facility Name: \_\_\_\_\_

Facility Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone Number: \_\_\_\_\_