



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

JOSH STEIN • Governor

DEVPUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

February 3, 2026

Mr. Brian Gamzon, Provider (via email only)  
Avendelle Assisted Living at Jones Dairy  
1004 Traditions Meadow Drive  
Wake Forest, NC 27587

Re: Project No. FC-4802-RWW  
FID No. 250904  
Avendelle Assisted Living at Jones Dairy  
New Family Care Home  
Rolesville (Wake County)

Dear Mr. Gamzon:

The floor plan and documents (received October 2, 2025; fee paid October 16, 2025) for the project located at 913 Elmer Street, Rolesville, NC 27571 have been reviewed for conformance with the licensure rules for Family Care Homes (10A NCAC Chapter 13, Subchapter G) with the understanding that the home is a single-story, sprinklered building under the applicable requirements of the 2018 North Carolina State Residential Code (NCSRC) and the 2018 North Carolina State Building Code (NCSBC) Section 428.4, *Small Non-ambulatory Care Facilities*. The capacity of the home is proposed for up to six (6) non-ambulatory residents, all of whom may not be able to respond and evacuate the home without verbal or physical assistance in an emergency.

Please be sure that you have reviewed and will be able to meet all of the following requirements **AND** all of the physical plant requirements of Licensure Rule 13G .0300 – *The Building*, as well as any issued by local authorities before beginning construction or modifications to prevent unnecessary expense on your part if any of the requirements are not physically or financially achievable. This project is approved provided we receive an acceptable written response to the following comments:

1. A minimum of 100 square feet must be provided for a single occupancy resident room and 160 square feet for a double occupancy resident room, excluding vestibules, wardrobes, and closets. [Licensure Rule 13G .0308 (d) and (e)] Based on the floor plan and other information submitted, it appears this facility will be able to accommodate six (6) non-ambulatory residents as follows. This will be verified during the inspection. A floor plan is attached.
  - a. Bedroom #1 – approximately 112 sq. ft. – One (1) resident
  - b. Bedroom #2 – approximately 104 sq. ft. – One (1) resident
  - c. Bedroom #3 – approximately 128 sq. ft. – One (1) resident

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION

**CONSTRUCTION SECTION**

LOCATION: 1915 Health Services Way, Raleigh, NC 27607  
MAILING ADDRESS: 2705 Mail Service Center, Raleigh, NC 27699-2705  
info.ncdhhs.gov/dhsr/ • TEL: 919-855-3893 • FAX: 919-733-6592

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- d. Bedroom #4 – approximately 131 sq. ft. – One (1) resident
  - e. Bedroom #5 – approximately 107 sq. ft. – One (1) resident
  - f. Bedroom #6 – approximately 105 sq. ft. – One (1) resident
2. Will staff be live-in or 24-hour shift staff? Please specify which one.
  3. Verify the ceiling is at least seven and one-half feet from the floor throughout this facility. This includes all resident spaces and non-resident spaces. [Licensure Rule 13G .0302(h)]
  4. Verify the door widths in the kitchen, dining room, living room, bedrooms and bathrooms are a minimum of two feet and six inches (30 inches). [Licensure Rule 13G .0302(j)]
  5. The family room appears to be large enough to provide both the living (minimum 200 square feet) and dining areas (minimum 120 square feet). Is this the owner's intent? If so, please indicate these areas and their actual sizes on the floor plan. [Licensure Rules 13G .0305 (a) and .0306 (a)]
  6. Windows serving both the living and dining areas must be operable. [Licensure Rule 13G .0305 (b) and .0306 (b)] Please confirm this requirement is met.
  7. Hand grips must be installed at all toilets, bathtubs, showers, spas, and similar fixtures as follows [Licensure Rule 13G .0309(e)]:
    - a. Must be mechanically fastened to walls;
    - b. Be located to help residents entering and exiting these fixtures;
    - c. For toilets the hand grip must be the wall adjacent to the fixture.Please confirm this requirement is met.
  8. Ramps are indicated at both exits from the home. Please verify the following requirements are met:
    - a. The slope of the ramp must be no greater than one-inch rise for each 12 inches of length of the ramp. [Licensure Rule 13G .0312 (c)]
    - b. There will be a floor or landing (not less than 36" wide) at the top, bottom, and at turns, and where a door opens onto the ramp. [2018 NC Residential Code R311.8.2]
    - c. All steps, stoops, porches and ramps shall have handrails and guards. Steps and ramps shall have handrails on both sides, including sides bordered by the facility wall. [Licensure Rule 13G .0312 (f)]
    - d. Handrails must be 34"-38" in height. [2018 NCSRC R311.8.3.1]; with guards spaced not more than 4-inches apart between the rail and the walking surface. [2018 NCSRC R312.1.3]
    - e. Handrails must be continuous and extend to the end of the ramp. [2018 NCSRC R311.8.3.3]
    - f. Handrails must be graspable and sized per 2018 NCSRC R311.7.8.3 (No wider than 3.5 inches if rectangular; 1.25 to 2 inches in diameter if round.) 1 x 6 boards do not meet this requirement.
    - g. Confirm that construction is approved by the local building official.

- h. Ramps and steps are required to have a lighting level of at least 5 foot-candles at the walking surface. [Licensure Rule 13G .0318 (c)]
9. All exit door locks must be easily operable, by a single hand motion, from the inside at all times without keys. Deadbolts or turn buttons on the inside of exit doors are not permitted. Verify this requirement is met. [Licensure Rule 13G .0312(d)]
10. In homes with at least one resident who is determined by a physician or is otherwise known to be disoriented or a wanderer, each exit door for resident use must be equipped with a sounding device that is activated when the door is opened. The sound must be of sufficient volume so that it can be heard by staff. If a central system of remote sounding devices is provided, the control panel for the system must be located in the office area or in a location accessible only to staff authorized by the administrator to operate the control panel. [Licensure Rule 13G .0312(g)]
11. The home must be provided with smoke detectors as required by the 2018 NCSRC R314.3.2. Smoke detectors must be installed in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms and on each level. All smoke detectors must be hard wired, interconnected and provided with battery backup, such that, if one sounds, they all sound. Each [Licensure Rule 13G .0316(b) and 2018 NCSBC 428.2.2] Verify this requirement is met.
12. U.L. listed heat detectors must be installed in all attic spaces and the basement (if applicable) attic. All heat detectors must be hard wired, interconnected and connected to a dedicated sounding device inside the living area of the facility. Heat detectors shall be the rate-of-rise type and be provided with battery backup.. [Licensure Rule 13G .0316(c)] The owner's fire alarm drawings indicate 194 degree heat detectors. Please address this requirement.
13. The hot water temperature at each resident sink, tub and shower is required to be maintained between 100 degrees Fahrenheit (minimum) and 116 degrees Fahrenheit (maximum). Verify this requirement is met. [Licensure Rule 13G .0317 (d)]
14. How will the sprinkler riser piping/backflow preventer be maintained minimum 40 degrees Fahrenheit? [2013 NFPA 13D 9.1.1]
15. Verify all valves controlling sprinkler water flow are to be provided with tamper switches. [2018 NCFPC 903.4]

It is assumed that you intend to make any necessary modifications to the home and to seek a license as soon as possible in accordance with these approved documents and conditions listed above. Please note that changes or revisions should be submitted to our office for review and approval prior to completion of the project. If the home is not ready for licensing within one year of the date of this letter, our approval of the plans expires, and they are subject to re-review for compliance with any changes in the governing codes and regulations that may have occurred. Please understand that approval of these documents in no way relieves you the owner (or your designer) from responsibility related to violations of governing codes and regulations not found by our office or other reviewing agencies. When such violations are found they must be corrected.

At least two weeks prior to the anticipated date when any necessary modifications to the home will be completed, provide a letter confirming that all of the conditions listed above have been met, and requesting an inspection. Also provide copies of the following documentation:

1. A revised floor plan showing how the conditions listed above have been met.
2. Provide a copy of the Certificate of Occupancy/Compliance or a copy of DHSR Form 428.2 BI “Group Home Approval Form for Building Inspector” (attached) from the local building inspection department verifying that the building has been inspected and approved under the 2018 NC State Building Code 428.4, *Small Non-ambulatory Care Facility*.
3. A copy of the local fire marshal's approval.
4. A copy of the local sanitarian's group home approval listing the approved number of residents.
5. A completed and signed “Record of Completion” form from the fire-alarm-system installer as required by NFPA 72.
6. A completed and signed “Contractor’s Material and Test Certificate for Above-Ground Piping” from the installer for the fire-protection sprinkler system.
7. Certification on the sprinkler contractor’s letterhead stating that the sprinkler system has been installed in accordance with NFPA 13D, and that flow control and supervisory valve alarms are active.

When we have received the documentation listed above, we will schedule a construction inspection. If all of the requirements have been met, we will notify the DHSR Adult Care Licensure Section that the home is recommended for use. Please let us know if you decide not to pursue a license for this home so that we can close out our files. If we have not heard from you within a year, we will assume that you have abandoned this project.

You may access the current licensure rules our website: <https://info.ncdhhs.gov/dhsr/rules.htm>. You may also want to review the process for licensing Family Care Homes at the following website: <https://info.ncdhhs.gov/dhsr/acls/licenseinfo.html>.

Please use our Project No. FC-4802-RWW and FID No. 250904 on all correspondence related to this project and attach a Construction Plan Submittal Form with any project resubmittals. If you have any questions about this project or if we can be of any further service please contact our office at the telephone number or e-mail address below.

Sincerely,

A handwritten signature in black ink that reads "Rex W. Williams". The signature is written in a cursive style with a large initial "R" and "W".

Rex W. Williams  
Engineering Plan Reviewer  
DHSR Construction Section  
[rex.williams@dhhs.nc.gov](mailto:rex.williams@dhhs.nc.gov)  
(919) 855-3993

Attachment

cc: Avendelle Assisted Living – Douglas Cromwell (via email only)  
Wake County Department of Social Services – Catherine Goldman(via email only)  
Wake County Building Inspections Department (via email only)  
DHSR Adult Care Licensure Section (via email only)