

FMS.27.3.3 New staff hired.

FMS.27.3.4 Recurrent misuse of equipment.

FMS.28 The hospital has a utility system management plan.

- FMS.28.1 The hospital has adequate number of qualified staff to manage the utility system.
- FMS.28.2 There is a utility system management plan that includes management of failure or interruption of the following utilities:
 - FMS.28.2.1 Normal power.
 - FMS.28.2.2 Emergency power, cases of no power at sockets at critical areas, and lamp failure at critical areas.
 - FMS.28.2.3 Elevators.
 - FMS.28.2.4 Water supply.
 - FMS.28.2.5 Reverse osmosis plant.
 - FMS.28.2.6 Air-conditioning fan coil unit (FCU) at patient rooms.
 - FMS.28.2.7 Air-conditioning air handling unit (AHU) at operating rooms.
 - FMS.28.2.8 Medical gas system.
 - FMS.28.2.9 Sewer lines.
 - FMS.28.2.10 Boiler.
 - FMS.28.2.11 Telephone service (Public Address Exchange - PABX).
 - FMS.28.2.12 Intercom, nurse call, and overhead paging.
 - FMS.28.2.13 Fire alarm.
- FMS.28.3 The utility system management plan includes description of necessary hospital programs to:
 - FMS.28.3.1 Acquire necessary equipment.
 - FMS.28.3.2 Upgrade equipment.
 - FMS.28.3.3 Upgrade physical condition of the building.
- FMS.28.4 Emergency plans are tested in simulation at least once a year and the test results are evaluated.
- FMS.28.5 The utility system plan ensures the availability of the following:
 - FMS.28.5.1 Technical utility drawings that show the distribution lines for all utilities and how to control them centrally and peripherally so that lines can be controlled as required in case of emergency.
 - FMS.28.5.2 Statistical data produced by the maintenance management system as an indicator to evaluate performance of the systems, suggest improvements and upgrade as required.

FMS.29 The hospital implements a preventive maintenance plan.

- FMS.29.1 There is a preventive maintenance plan that covers at least the following:
 - FMS.29.1.1 Electrical system.
 - FMS.29.1.2 Elevators.
 - FMS.29.1.3 Refrigerators/Freezers.
 - FMS.29.1.4 Air conditioning system.
 - FMS.29.1.5 Medical gas system.
 - FMS.29.1.6 Medical suction.
 - FMS.29.1.7 Domestic water system, including water pumps and fire hydrants.
 - FMS.29.1.8 Fire water system, including fire pumps.