

Medical Equipment

- FMS.07.00** The hospital develops and implements a program for the management of medical equipment throughout the organization.
- FMS.07.01** The hospital has a process for monitoring and acting on medical equipment hazard notices, recalls, reportable incidents, problems, and failures.

Utility Systems

- FMS.08.00** The hospital implements a program for the management of utility systems throughout the organization.
- FMS.08.01** The hospital utility systems program ensures that essential utilities, including power, water, and medical gases, are always available, and alternative sources for essential utilities are tested and evaluated.
- FMS.08.02** Designated individuals or authorities monitor water quality regularly.
- FMS.08.03** Quality of water used in hemodialysis is tested and evaluated for chemical, bacterial, and endotoxin contaminants, and processes for hemodialysis services follow professional standards for water quality and for infection prevention and control.
- FMS.08.04** The hospital reduces the risk of infection in the facility through the use of mechanical and engineering controls.

Emergency and Disaster Management

- FMS.09.00** The hospital develops, maintains, and evaluates an emergency management program to respond to internal and external emergencies and disasters that have the potential of occurring within the hospital and community.
- FMS.09.01** The hospital implements and evaluates an emergency management program to respond to the presentation of global communicable diseases.

Construction and Renovation

- FMS.10.00** When planning for construction, renovation, and demolition projects, or maintenance activities that affect patient care, the organization conducts a preconstruction risk assessment.

Standards, Intent, and Measurable Elements***Leadership and Planning*****Standard FMS.01.00**

The hospital complies with relevant laws, regulations, building and fire safety codes, and facility inspection requirements.

Intent of FMS.01.00

Laws, regulations, and inspections by national and local authorities determine in large part how a facility is designed, used, and maintained. All hospitals, regardless of size and resources, must comply with these requirements as part of their responsibilities to their patients, families, staff, and visitors.

Requirements may differ depending on when the facility is built and approved. For example, many building construction codes and fire safety codes, such as for sprinkler systems, apply only to new construction. Hospitals begin by complying with laws and regulations.

Some hospitals are located inside larger, multiuse buildings, such as high-rise office buildings and shopping malls, and may lease or rent the space in which they provide care, treatment, and services. In these circumstances, it is necessary for hospital leaders to communicate with the property owner to ensure that the building complies with relevant laws, regulations, codes, and other requirements. In addition, hospital leaders communicate and collaborate with the property owner regarding shared building systems and building-related issues not under the hospital's control. It is important to understand expectations and who is responsible for maintaining these systems. Shared systems and building issues may include security and fire safety. Examples include video surveillance systems, entry and fire alarms, fire suppression systems, emergency exits, maintenance of utilities, power, ventilation, water quality, and other building issues. It is important for hospital leaders to have access to documents managed by the property owner, such as maintenance records and inspection reports relevant to the hospital's facilities. Hospital leaders evaluate compliance of the property to determine that the utilities and facilities belonging to the owner are managed accordingly to meet patient needs.

Hospital leaders and the hospital's facility management and safety structure are responsible for the following:

- Knowing what national and local laws, regulations, building and fire safety codes, and other requirements, such as licenses and permits, apply to the hospital's facilities
- Implementing the applicable requirements or approved alternative requirements
- Maintaining and documenting compliance with local and national laws, regulations, building and fire safety codes, inspection reports, and other facility requirements
- Planning and budgeting for the necessary replacement or upgrading of facilities, systems, and equipment to meet applicable requirements or as identified by monitoring data and providing evidence of progress toward implementing the improvements

When the hospital has been cited for not meeting requirements, hospital leaders take responsibility for planning and meeting the requirements in the prescribed time frame.

The hospital documents its building and fire safety laws, regulations, and codes and any corrective actions taken to address citations from external facility inspections and reports. When the hospital is located inside a multiuse building, hospitals must comply with relevant laws, regulations, and facility inspection reports, utility maintenance requirements, and other requirements related to shared systems and building issues. When hospital leaders are not able to receive the reports of inspections and documentation, a credible effort should be available (for example, documentation of communication efforts with the building ownership).

Measurable Elements of FMS.01.00

1. Hospital leaders implement the national and local laws, regulations, building and fire safety codes, and other requirements applicable to the hospital's facilities.
2. ① Corrective actions taken to meet the conditions of external facility reports and inspections by national and local authorities are documented.
3. Hospital leaders plan and budget for replacing or upgrading facilities, systems, and equipment needed to meet requirements and for the continued operation of a safe, secure, and effective facility.
4. When the hospital is located inside a multiuse building, hospital leaders obtain evidence of compliance with relevant laws, regulations, codes, facility inspection reports, utility maintenance requirements, and other requirements related to shared systems and building issues.

Standard FMS.01.01

A qualified individual(s) oversees the facility management and safety structure.

Intent of FMS.01.01

Hospitals work to provide safe, functional, and supportive facilities for patients, families, staff, and visitors. The hospital must strive to do the following: