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**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.
- FMS.29.1.9 Boilers.
- FMS.29.1.10 Plumbing.
- FMS.29.1.11 Low current and communication system.
- FMS.29.1.12 Pavement and ground.
- FMS.29.1.13 Hospital building and ancillaries.

FMS.29.2 The hospital ensures all maintenance works are conducted by qualified and trained staff.

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**Standard Intent:**

For the continued safe operation of hospital utilities, a schedule of periodic preventive maintenance should be established. It is the responsibility of the health care facility to ensure that this program is effective.

Hospitals should be able to provide an approved 52-week maintenance schedule for all utilities, supported by documented evidence of maintenance work orders that show what maintenance activities have been conducted along with corrective action and name and signature of the maintenance team.

Because of the complex nature of the utility systems, repairs should be made by qualified service personnel. Service could be provided by a competent internal engineering group, the manufacturer, or other reliable agency.

Personnel concerned with the application and maintenance of electric appliances, including physicians, nurses, nursing assistants, engineers, and technicians, shall be aware of the risks associated with their use.