
FMS.34 There is a periodic preventive maintenance plan for heating, ventilating, and air-conditioning.

FMS.34.1 There is a periodic preventive maintenance (PPM) plan for heating, ventilating, and air-conditioning (HVAC) that is supported by trained and specialized staff/contractor.

FMS.34.2 The HVAC maintenance records are maintained.

FMS.34.3 The HVAC is maintained to control the air quality by:

FMS.34.3.1 Cleaning /replacement of filters.

FMS.34.3.2 Cleaning of diffuser.

FMS.34.3.3 Cleaning of ducts.

FMS.34.4 HEPA filters are monitored on a monthly basis and the results are documented.

FMS.34.5 Air change per hour is maintained as per national and international guidelines (e.g., American Society of Heating, Refrigerating & Air-Conditioning Engineers, ASHRAE).

Standard Intent:

The HVAC system functions not only to maintain minimum requirements of comfort and ventilation, but is an essential tool for the control of infection, removal of noxious odors, dilution, and expelling of contaminants, and establishment of special environmental conditions conducive to medical procedures and patient healing. Hospitals must develop and implement a planned preventive maintenance for the hospital's heating, ventilation, and air conditioning system that is supported by the qualified staff.

FMS.35 The hospital ensures proper air flows (positive, negative, balanced) in the required locations.

FMS.35.1 Appropriate air flows (positive, negative, balanced) are established and monitored in operating room(s).

FMS.35.2 Appropriate air flows (positive, negative, balanced) are established and monitored in labor and delivery.

FMS.35.3 Appropriate air flows (positive, negative, balanced) are established and monitored in isolation room(s).

FMS.35.4 Appropriate air flows (positive, negative, balanced) are established and monitored in critical care unit(s).

FMS.35.5 Appropriate air flows (positive, negative, balanced) are established and monitored in clean and dirty utility.