FacilityONE
TECHNOLOGIES LLC

Healthcare Compliance Benefits

Facility ONE TECHNOLOGIES LLC

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FacilityONE TECHNOLOGIES LLC

OVERVIEW

The FacilityONE Facility Information Solution can assist with Joint Commission Standards and Elements of Performance compliance for Healthcare Organizations. The Facility Information Solution consists of two primary modules, the SMARTPRINT Drawing Editor and the Work Order Management System. These two modules can assist with documenting assets and facility information and to monitor and track work completed by the maintenance organization.

FacilityONE operates as a single point of access for directors, maintenance crew, engineers, technicians, and even floor nurses, allowing them to:

- Be prepared for Joint Commission Compliance Inspections
- Keep all of your facilities floor plans in one place, accessible from anywhere
- Store records regarding the assets of the building in our online filing cabinet called a Device Notebook
- Create, Organize, and Track Daily Task lists
- Generate Service Requests from any PC
- Quickly Find Relevant Information about Any Asset
- Speed up Diagnosis of System Issues through a Device Chain
- Optimize Use of Equipment and Personnel
- Set Up Automatic Notifications of Regularly Recurring Tasks
- Manage Workflow from Start to Finish
- Respond to Service Requests in Real Time from Any Desktop or Mobile Device
- Improve Employee Satisfaction by Keeping Service Requestors informed of the Status of their request

This document explains how the SMARTPRINT Drawing Editor and the Work Order Management System can assist with Joint Commission Standards compliance.

ENVIRONMENT OF CARE

Maintaining a Safe Environment

- **Standard EC 02.01.01** – The hospital implements its process to identify safety and security risks associated with the environment of care… See also EC 02.06.01, EC 04.01.01 and EC 04.01.05 below
  - EOC rounds can be scheduled in the PM program.
  - EOC deficiencies can be defined as corrective maintenance issues in the work order program.
  - EOC deficiencies can be documented via a mobile device using UNITY work order "on the fly". A photo can be taken with the mobile device and is auto attached to the work order request.
  - The history of repairs will be stored and can be reported on.

Figure: UNITY create a work order during EOC Rounds

View Single Work Order

Reports

Display Fields

Edit This Work Order
Create Inquiry

ID: 250439
Description: EOC Rounds: Replace glass in fire Extinguisher cabinet in elevator Lobby
Status: Closed
Priority: Standard
Date Submitted: 2012-12-10 15:53
Date Completed: 2012-12-12 12:23

Responses
2012-12-12 12:23 [redacted]: completed.

Employee Hours

	ID	Name	Hours	Rate	Category
view	326		0.5000	0	Not Specified

Figure: Single Work Order Created to Capture EOC Repair Request

Work Order: Description	Work Order: Location Details	Work Order: Category	Work Order: Priority	Work Order: Status	Work Order: Date Submitted	Work Order: Date Completed
Outside janitorial duties.	Entrance areas and outside trash cans.	Environmental Rounds (EOC)	Standard	Closed	2017-05-17 04:39	2017-05-17 04:39
Toured floors 1-5. Checked for maintenance probelms.	floors 1-5	Environmental Rounds (EOC)	Standard	Closed	2017-05-16 22:33	2017-05-16 22:34
Toured hospital floors 1-7.	floors 1-7	Environmental Rounds (EOC)	Standard	Closed	2017-05-16 05:26	2017-05-16 05:28
Install Corner Guard by center workstation garbage can.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:54	-
Replace damaged ceiling tile by door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:54	2017-05-17 08:22
SW sink is dripping.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:40	2017-05-17 08:11
Replace stained ceiling tile above door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:40	2017-05-17 08:23
Touch up door from between CT Control and Scan room.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Replace ceiling tile above upper cabinet		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:33	2017-05-17 08:26
Install wall guard on east wall		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Touch up paint where curtain is hitting wall on south wall, high.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Clean Vents in Space		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Replace stained tile above door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:33	2017-05-17 08:25

Figure: Work Order report showing EOC repairs and status.

Maintain Grounds and Equipment (Standard EC.02.01.01)

EP5 - *Does the Hospital maintain all grounds and equipment?*

- A site plan, including equipment, can be represented as a SMARTPRINT Drawing. This drawing can indicate equipment location and connectivity and contain detailed information about the equipment.
- Maintenance schedules can be set up in the work order management system to routinely inspect grounds.

Hazardous Materials and Waste (Standard EC 02.02.01)

The Hospital manages risk related to hazardous materials and waste.

EP1 – *Does the hospital maintain a written, current inventory of hazardous materials it uses, stores or generates?*

- The software can be used to document the locations and details of hazardous materials and waste, including MSDS sheets if applicable.
- The Annotation Tool can be used to provide a quick view of all Hazardous Material Storage areas as shown below:

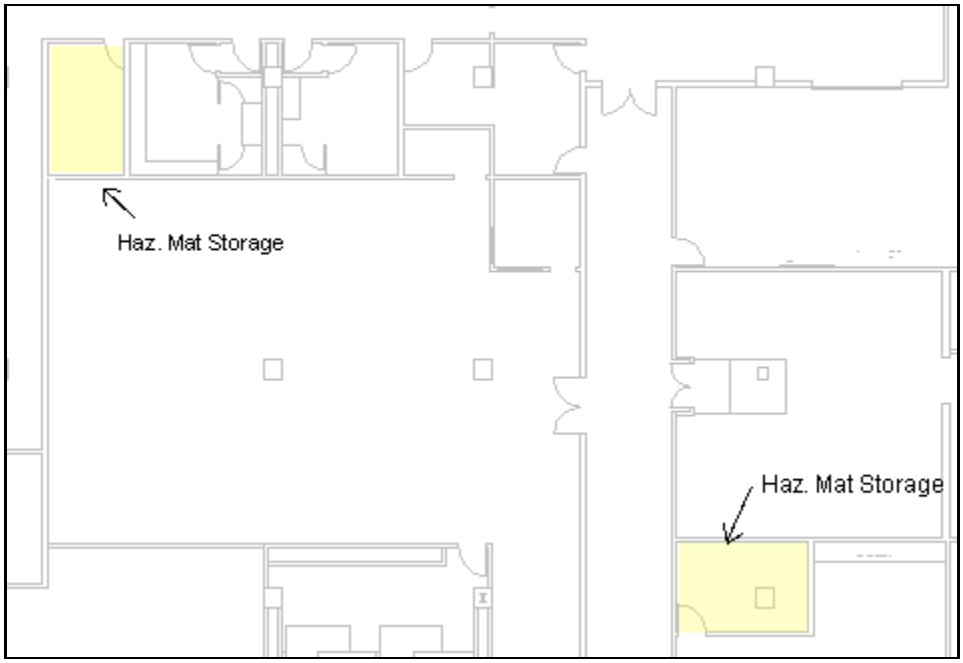


Figure: Annotation Tool Depicting Hazmat Storage Areas

- Locations of flammable goods can be shown on each floor in the facility.
- Further details can be captured by placing a Room Information Device Notebook on the SMARTPRINT Drawing. The Device Notebook can be used to list the materials stored.

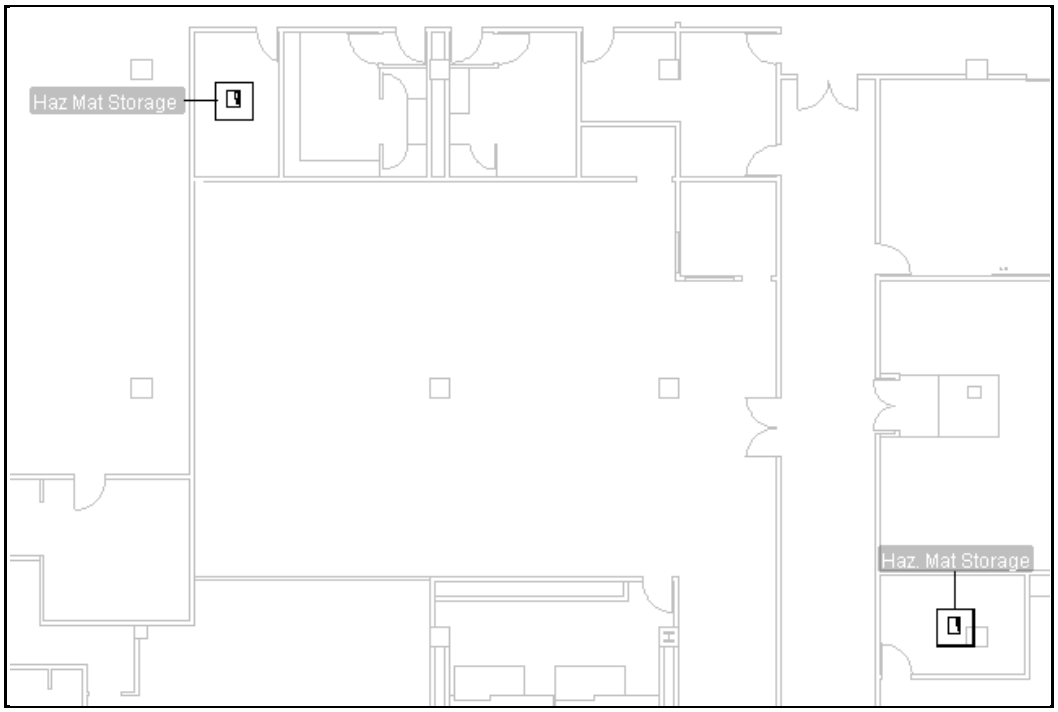


Figure: SMARTPRINT Drawing showing Room Information Devices

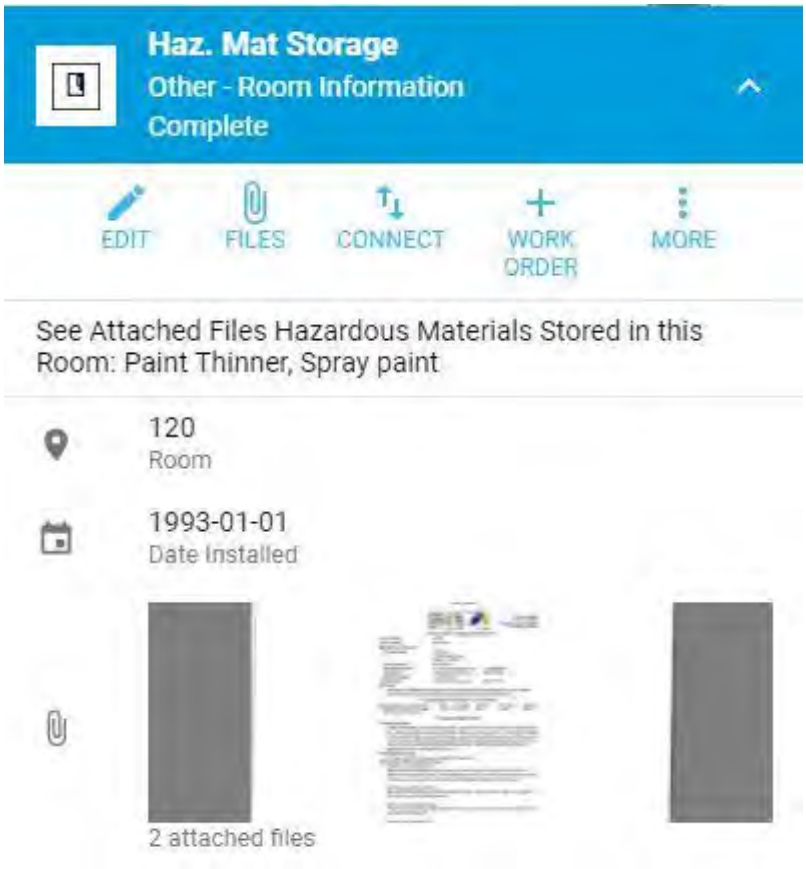


Figure: Device Notebook with Hazmat Materials Info

- Documents, paperwork or reports related to these materials can be stored in the Device Notebook and viewed or printed for reference.

MATERIAL SAFETY DATA SHEET Page: 1

Paint Thinner

HEALTH	*	1
FLAMMABILITY		2
PHYSICAL HAZ.		0
PPE		C

Printed: 12/31/2008
Revision: 11/13/2008
Supercedes Revision: 09/25/2008
Date Created: 11/09/2005

1. Product and Company Identification

Product Code: 1677.8
Product Name: Paint Thinner
Manufacturer Information
Company Name: W. M. Barr
2105 Channel Avenue
Memphis, TN 38113
Phone Number: (901)775-0100
Emergency Contact: 3E 24 Hour Emergency Contact (800)451-8346
Information: W.M. Barr Customer Service (800)398-3892
Web site address: www.wmbarr.com
Preparer Name: W.M. Barr and Company, Inc. (901)775-0100
Synonyms
CKPT94402, DKPT94403, EKPT94401, GKPT94002, GKPT94002P, GKPT94400, GPT1KS, QKPT94003, QKPT94203, QPT1KS, QPT720, QKPC94001, GKPT94002L, QKPC94001L, QKPT94003L

Figure: Attached Files – MSDS Sheets

Managing Fire Risk (Standard EC 02.03.01)

The Hospital manages fire risks.

EP1 – *Does the hospital minimize the potential for harm from fire, smoke and other products of combustion?*

- Fire and Smoke barriers as well as fire doors can be identified on the SMARTPRINT drawings.
- This feature supports the ability to properly maintain the fire barriers and identify the areas of risk. Following is a screen shot of an annotation layer depicting the smoke and fire barriers.

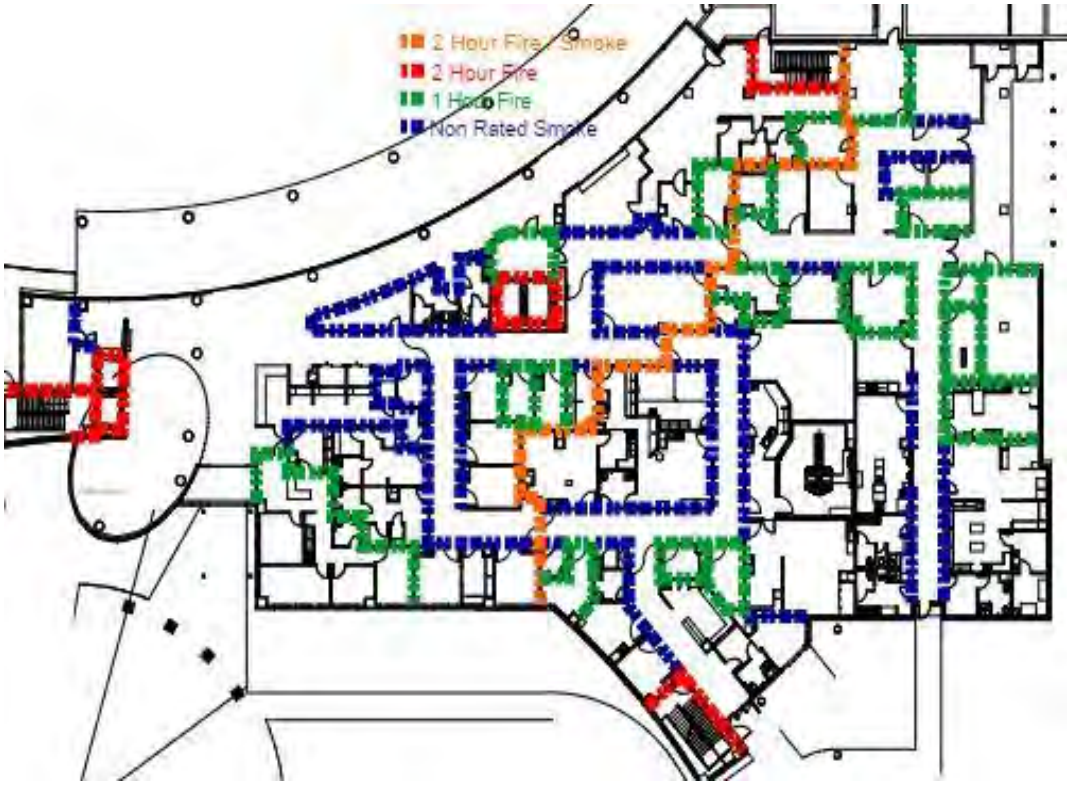


Figure: Annotation Layer Depicting Smoke/Fire Barriers

EP4 – *Does the hospital maintain free and obstructed access to all exits?*

- Through the annotation tool, the emergency egress routes can be mapped on the floor plans.

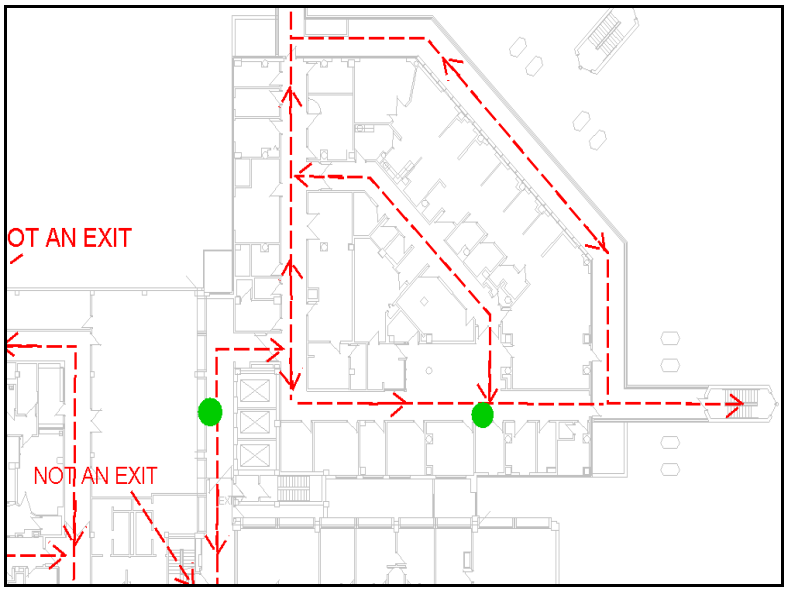


Figure: Annotation Layer Depicting Emergency Egress Routes

- Fire equipment can be located on the floor plans.

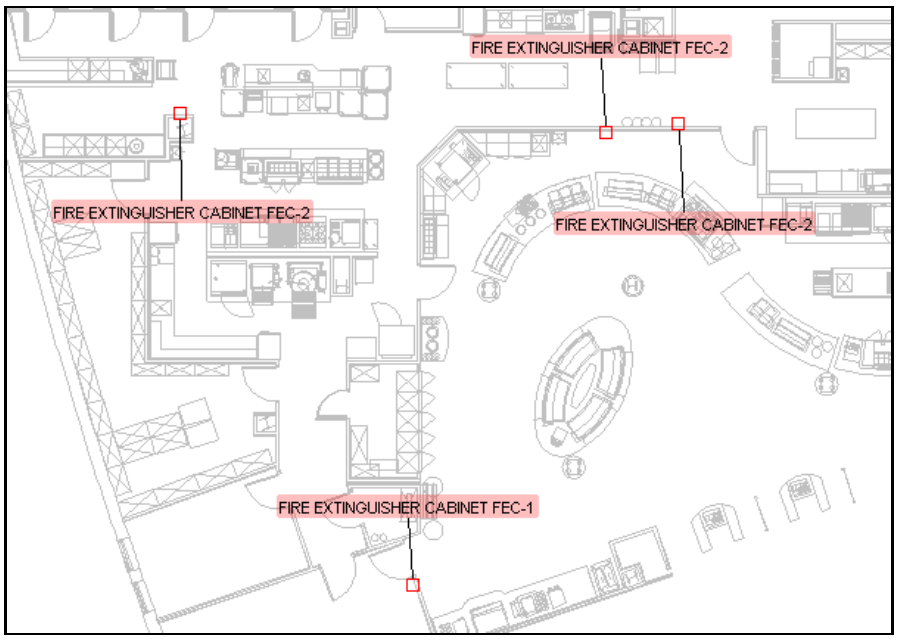


Figure: SMARTPRINT Drawing showing Fire Extinguisher Cabinets

Fire Drills (Standard EC 02.03.03)

The Hospital conducts fire drills.

EP1 / EP2 – *Does the Hospital conduct Fire Drills…*

- Hospitals are required to conduct fire drills in each building. The annotation tool can be used to depict the areas of the buildings that fire drills are practiced. The Work Order Program can be used to schedule the Fire Drills.

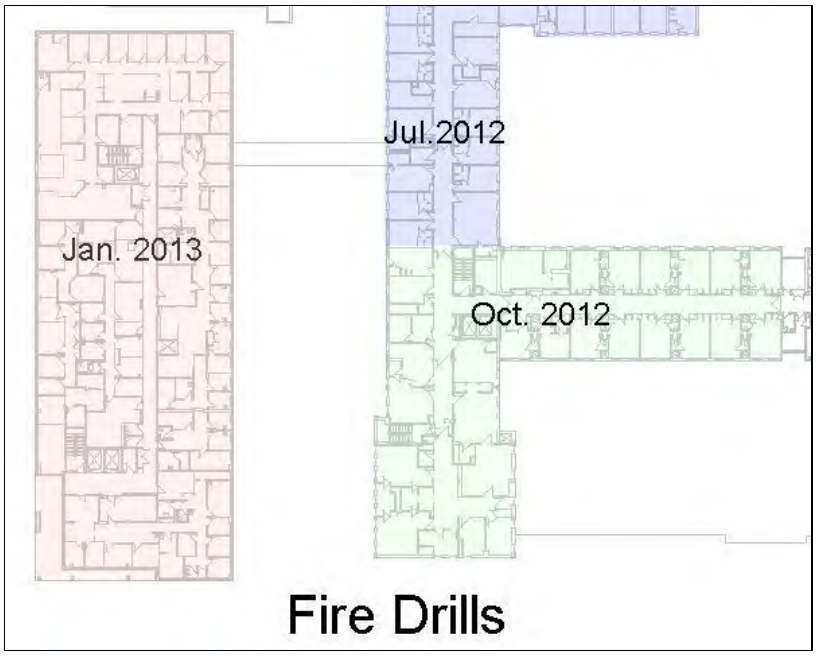
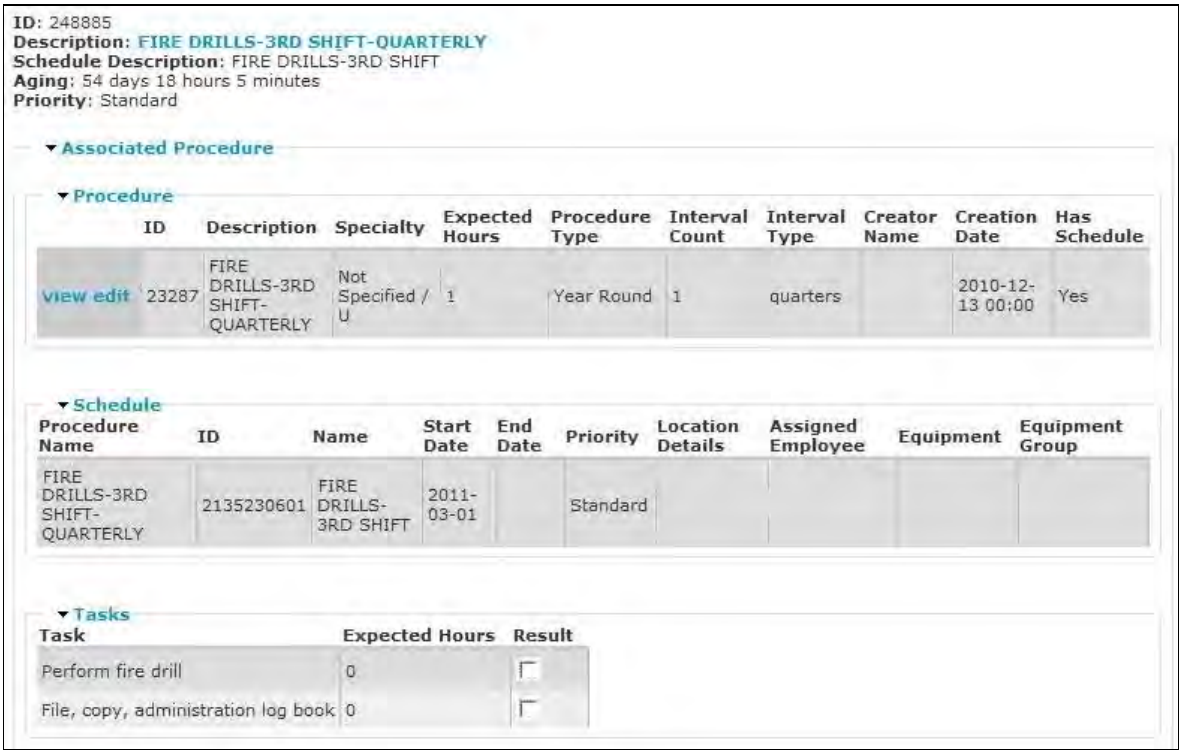


Figure: Annotation Layer showing Fire Drill Areas / Dates



ID: 248885
Description: FIRE DRILLS-3RD SHIFT-QUARTERLY
Schedule Description: FIRE DRILLS-3RD SHIFT
Aging: 54 days 18 hours 5 minutes
Priority: Standard

▾ Associated Procedure

▾ Procedure

	ID	Description	Specialty	Expected Hours	Procedure Type	Interval Count	Interval Type	Creator Name	Creation Date	Has Schedule
view edit	23287	FIRE DRILLS-3RD SHIFT-QUARTERLY	Not Specified / U	1	Year Round	1	quarters		2010-12-13 00:00	Yes

▾ Schedule

Procedure Name	ID	Name	Start Date	End Date	Priority	Location Details	Assigned Employee	Equipment	Equipment Group
FIRE DRILLS-3RD SHIFT-QUARTERLY	2135230601	FIRE DRILLS-3RD SHIFT	2011-03-01		Standard				

▾ Tasks

Task	Expected Hours	Result
Perform fire drill	0	☐
File, copy, administration log book	0	☐

Figure: Sample Work Order for Quarterly Fire Drills

Fire System Testing (Standard EC 02.03.05)

The Hospital maintains fire safety equipment and fire safety building features.

EP1-EP27 – *Defines the requirements for scheduling testing and inspections for the various components of the fire safety system.*

- Hospitals are required to maintain fire safety equipment through testing and inspection requirements.

  The FacilityONE SMARTPRINT Editor supports the documentation of, and information about, the various assets that make up the Fire Safety system. This allows for a complete inventory of the Fire safety system equipment.

  The program also supports management of maintenance and testing schedules through the Work Order Management System. Examples of systems and assets to be tested:

  - Supervisory signals
  - Tamper switches and water flow devices
  - Duct, heat, smoke detectors, pull boxes, elect. releasing devices
  - Notification devices (audible and visual)
  - Emergency services notification transmission equipment
  - Fire pumps
  - Water storage tank high and low level alarms, low water temp alarms
  - Sprinkler systems main drain tests on all risers
  - Fire dept connections
  - Water flow test for standpipe systems
  - Kitchen auto extinguishing systems

- Gaseous extinguishing systems
- Portable fire extinguishers
- Fire hoses
- Smoke and fire dampers
- Smoke detection shutdown devices
- Horizontal and vertical roller and slider doors

Fire Safety Equipment (Fire Extinguishers) can be located on the SMARTPRINT Drawings. This is typical for any component or asset that is part of the Fire Safety System. See the following example.

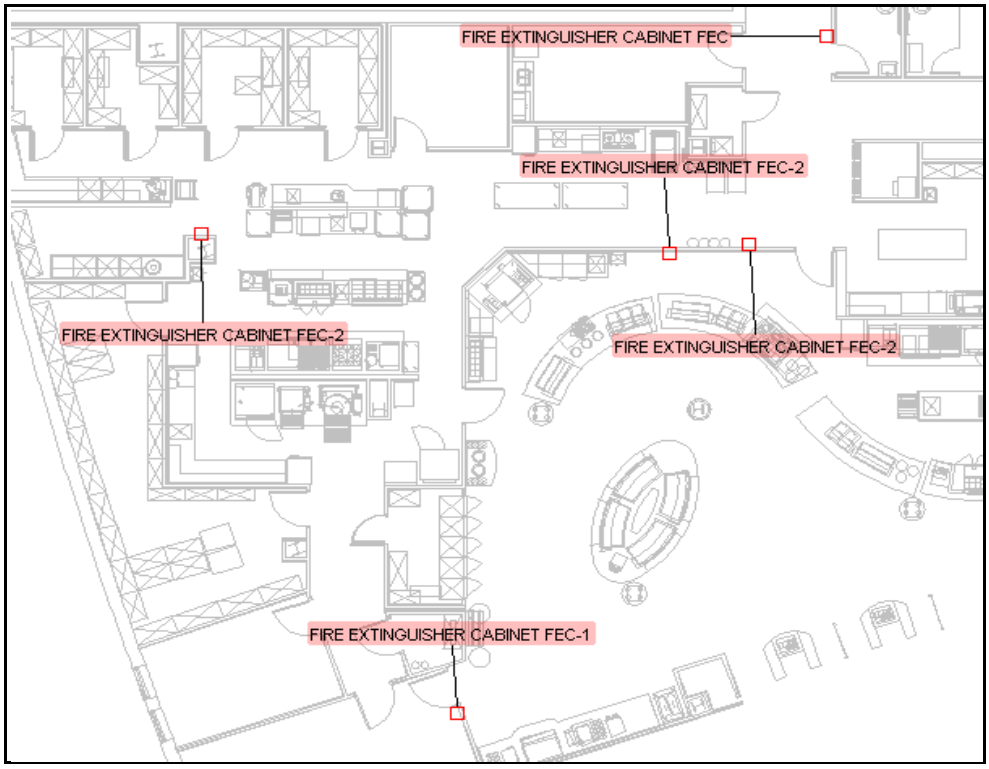


Figure: SMARTPRINT Drawing showing Fire Extinguisher Cabinets

The device notebook can capture information for each Fire Safety component located on the SMARTPRINT Drawings. The following figures show information for a Fire Pump and a report / list of the assets included in a Fire Safety System.

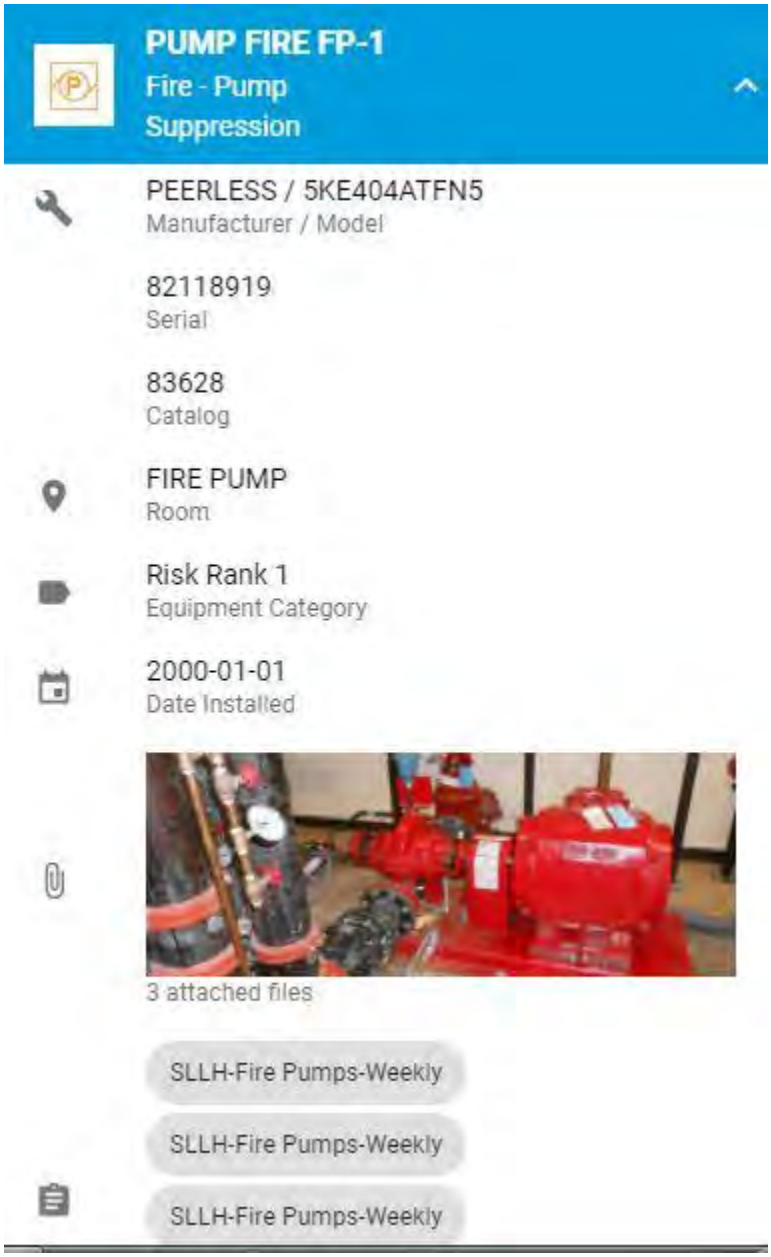


Figure: Device Notebook for Fire Damper Device

Device List Report
System: Fire

Account 8

Heart and Lung Center — Twelth Floor

Area	Room	Device Type	Name
S	CLOSET	Smoke Detector	SDA M3-76
S	ELV 6 LOBBY	Smoke Detector	SDA M3-69
E	ELV 1-2-3 LOBBY	Smoke Detector	SDA M3-68
N	CLOSET	Smoke Detector	SDA M3-98
N	BY STAIR	Smoke Detector	SDA M3-112
S	ELECTRICAL	Smoke Detector	SDA M3-75

Heart and Lung Center — Fourteenth Floor

Area	Room	Device Type	Name
S	CORRIDOR	Alarm Horn	VOS
S	CORRIDOR	Door Holder	DH
S	CORRIDOR	Door Holder	DH
SE	CORRIDOR	Door Holder	DH
SE	CORRIDOR	Door Holder	DH
S	CORRIDOR	Pull Station	PSA M4-5
S	CORRIDOR	Smoke Detector	SDA M4-4

Heart and Lung Center — Fifteenth Floor

Figure: List of Fire Safety Assets

- Preventive Maintenance is scheduled for each component of the Fire Safety System as required.
- The following is the Procedure, Schedule and PM task list for the weekly Fire Pump inspection. The notification for this PM can be sent directly to the maintenance technician or can be printed and handed to the technician.

ID: 252548
Description: DT-HL-FIRE PUMP INSPECTION-WEEKLY
Location: Heart and Lung Center
Status: Closed
Assigned Employee: [redacted]

▾ Associated Procedure

▾ Procedure

	ID	Description	Specialty	Expected Hours	Procedure Type	Interval Count	Interval Type	Creator Name	Creation Date	Has Schedu
view edit	22867	DT-HL-FIRE PUMP INSPECTION-WEEKLY	Not Specified / U	2	Year Round	1	weeks		2009-02-26 00:00	Yes

▾ Schedule

Procedure Name	ID	Name	Start Date	End Date	Priority	Location Details	Assigned Employee	Equipment	Equipment Group
DT-HL-FIRE PUMP INSPECTION-WEEKLY	2135229818	HL-FIRE PUMP INSPECTION	2009-03-03		Standard			PUMP BF 01 FIRE PUMP MECHANICAL RM.	

▾ Tasks

Task	Expected Hours	Result
BYPASS ALARMS	0	☐
Shut off OS&Y valve # 5	0	☐
Open 1/2 inch brass sensor valve (Slowly)	0	☐
Pump should begin to run	0	☐
Once pump runs shut off 1//2 inch sensor valve.	0	☐
Run pump for 10 minutes	0	☐
While holding stop button, open OS&Y Valve #5 (Two man job)	0	☐
Once pressure equalizes release stop button slowly-CAUTION!	0	☐
Turn alarms back on.	0	☐
FM Global Weekly Pump Test *FM Global Weekly Test Form*	0	

▾ Responses
2012-12-31 15:51 [redacted]: static psi: 200, discharge psi: 257, suction psi: 80

Figure: Procedure, Schedule and PM Task List for Weekly Fire Pump Inspection

- The technician completes and closes the PM. There is now a record in the PM program.
- The Maintenance records can be generated in a report specific to each asset

Work Order: Description	Work Order: Date Submitted	Work Order: Priority	Work Order: Status	Work Order: Date Completed
SLWH-Fire Pump Run Test-Weekly	2017-05-15 01:00	Critical	Closed	2017-05-17 09:40
SLWH-Fire Pump Run Test-Weekly	2017-05-08 01:00	Critical	Closed	2017-05-09 12:22
SLWH-Fire Pump Run Test-Weekly	2017-05-01 01:01	Critical	Closed	2017-05-02 11:07
SLWH-Fire Pump Run Test-Weekly	2017-04-24 01:00	Critical	Closed	2017-04-25 09:28
SLWH-Fire Pump Run Test-Weekly	2017-04-17 01:00	Critical	Closed	2017-04-18 09:24
SLWH-Fire Pump Run Test-Weekly	2017-04-10 01:00	Critical	Closed	2017-04-12 12:19
SLWH-Fire Pump Run Test-Weekly	2017-04-03 01:00	Critical	Closed	2017-04-04 09:19
SLWH-Fire Pump Amp Draw-Semi Annual	2017-04-01 01:02	Critical	Open	-
SLWH-Fire Pump Run Test-Annual	2017-04-01 01:01	Critical	Open	-
SLWH-Fire Pump Run Test-Weekly	2017-03-27 01:00	Critical	Closed	2017-03-28 12:41
SLWH-Fire Pump Run Test-Weekly	2017-03-20 01:00	Critical	Closed	2017-03-22 08:42
SLWH-Fire Pump Run Test-Weekly	2017-03-13 01:00	Critical	Closed	2017-03-14 11:26

Figure: Historical PM Results showing date submitted, priority and status.

- Records like the one above can be generated for all Fire Safety Systems assets.

Managing Utility Systems (Standard EC 02.05.01)

(Also supports EC.01.01.01 EP8, EC.02.05.05)

The Hospital manages risks associated with its utility systems.

EP2 – *Does the hospital maintain a written inventory of all operating components of utility systems or maintain a written inventory of selected operating components of utility systems based on risks?*

- Equipment Lists can be generated from both the SMARTPRINT Editor and the Work Order Management System.
- SMARTPRINT drawings show the locations and details of systems/assets.

- Below are examples of asset lists and drawings available:
  1) Excel report generated from the assets represented on the SMARTPRINT Drawings. The List shows risk rank rating used to establish preventive maintenance frequency.
  2) An equipment report from the SMARTPRINT Drawings. Can be filtered by system, location, or category.
  3) Equipment report from the Work Order Management System.
  4) Location of equipment represented on SMARTPRINT Drawings.

	B	G	O	P	Q	U	V
1	Name	Wing	Manufacturer	Style/Model	Catalog Number	Equipment Category	Area Served
2	AHU 02	WEST MECH. RM.	CARRIER	WEATHER MAKER	8000	Risk Rank 2	Cafeteria
3	AHU 03	EAST END MECH. RM.	CARRIER	WEATHER MAKER	8000	Risk Rank 4	Mechanical Rm
4	AHU 04	EAST END MECH. RM.	CARRIER	WEATHER MAKER	8000	Risk Rank 3	Admin
5	AHU 05 LIEBERT	DATA CENTER	LIEBERT	FH376C-AOO	SER# 187782-011	Risk Rank 2	Lab
6	AHU 06 LIEBERT	DATA CENTER	LIEBERT	FH376C-AOO	SER# 187782-012	Risk Rank 3	Lobby
26	AHU 01	WEST MECH. RM.	TRANE	WeatherTight	8000	Risk Rank 1	Patient Wing A
27							

Figure: Excel Report Generated from Assets Represented on the SMARTPRINT Drawing

Device List Report
System: Mechanical

Account 8 **Jewish Hospital** **JHSMH - JHMC**

Jewish Hospital Main — Fifth

Area	Room	Device Type	Name	Description	Category
CORE		Air Handling Unit	AHU 5M-02 ABOVE CEILING		HVAC
WEST		Air Handling Unit	AHU 5M-03 ABOVE CEILING	BY WEST STAIRS	HVAC
		Air Handling Unit	AHU 5M-04 BY EAST STAIR		HVAC
		Air Handling Unit	AHU 5M-06 BY SOUTHWEST STAIR		HVAC
5 Tower Cardio	CENTRAL	Air Handling Unit	LIEBERT 5M-01 TM-1 (LIEBERT)	LIEBERT UNIT	HVAC

Jewish Hospital Main — Second

Area	Room	Device Type	Name	Description	Category
SOUTH CEILING		Air Handling Unit	HP 2M 08 HP 1		HVAC
SOUTH CEILING		Air Handling Unit	HP 2M 09 HP 2		HVAC
IMAGING BY	MECH	Air Handling Unit	AHU 2M 07 AHU 01 OR WAIT		HVAC
Roof		Air Handling Unit	AHU 2M 06 AHU 25	SERVES CT SCAN ROOM	Not Complete
Medical	NEURO-VAS	Air Handling Unit	LIEBERT AHU 2M 01 ANGIO 3	LIEBERT UNIT	HVAC
Nuclear	NUCLEAR MED 1	Air Handling Unit	LIEBERT AHU 2M 02 NUC MED L1	Liebert Unit	Not Complete
Medical	VASCULAR	Air Handling Unit	LIEBERT AHU 2M 03 VAS ANGIO L1	LIEBERT UNIT	HVAC
Medical	VASCULAR	Air Handling Unit	LIEBERT AHU 2M 04 VAS ANGIO L2	LIEBERT UNIT	HVAC
Medical	VASCULAR	Air Handling Unit	LIEBERT AHU 2M 05 VAS ANGIO L3	LIEBERT UNIT	HVAC

Jewish Hospital Main — Sixth

Area	Room	Device Type	Name	Description	Category
SOUTH	HALLWAY	Air Handling Unit	AHU 6M-01 ABOVE CEILING	Placed on Smartprint 4-2010 D.J. F1	HVAC
EAST	HALLWAY	Air Handling Unit	AHU 6M-02 ABOVE CEILING	Placed on Smartprint 4-2010 D.J. F1	HVAC
WEST	HALLWAY	Air Handling Unit	AHU 6M-03 ABOVE CEILING	Placed on Smartprint 4-2010 D.J. F1	HVAC

Jewish Hospital Main — Sub-Basement

Area	Room	Device Type	Name	Description	Category
SOUTH	MECHANICAL	Air Handling Unit	AHU-02 SUB. BSMNT	AREA SERVED IN COMMENTS	HVAC
SOUTH	MECHANICAL	Air Handling Unit	AHU-01 SUB. BSMNT	MANUFACTURER: KEENE	HVAC

Outpatient Care Center — Sixth Floor

Area	Room	Device Type	Name	Description	Category
	MECHANICAL	Air Handling Unit	HP 6M-27 HP-27	SEE COMMENTS	HVAC
MECHANICAL		Air Handling Unit	HP 6M-28 HP-28	SEE COMMENTS	HVAC
Mechanical		Air Handling Unit	HP 6M-29 HP-29	SEE COMMENTS	HVAC
	klienert and	Air Handling Unit	AHU 6M-31 KKA	SEE COMMENTS	HVAC
	603	Air Handling Unit	HP 6M-14 HP-20	IT WORK ROOM	HVAC
	603	Air Handling Unit	HP 6M-12 HP-19	IT WORK ROOM	HVAC
	604	Air Handling Unit	HP 6M-11 HP-17	MEDICAL RECORDS BACK OFFICE	HVAC
	605	Air Handling Unit	HP 6M-04 HP-18	IT COMPUTER WORK ROOM	HVAC
	606	Air Handling Unit	HP 6M-10 HP-16	MEDICAL RECORDS UPPER FILE ROOM	HVAC
		Air Handling Unit	HP 6M-09 HP-15	MEDIACAL RECORDS OFFICE	HVAC

Page 2 05/22/2012 02:16 PM

Figure: Equipment Report from the SMARTPRINT Drawing

Equipment: Name	Equipment: Device Type	Equipment: Category	Equipment: Manufacturer	Equipment: Model	Equipment: Location	Equipment: Date Installed
AHU 14M-01 HP-3 SOUTH BY STAIRS	Air Handling Unit	Risk Rank 2	MCQUAY	Not Specified	Hospital Campus -> Fourteenth Floor	2000-01-01 00:00
AHU 2M 06 AHU 25	Air Handling Unit	Risk Rank 2	TRANE	Not Specified	Main Hospital -> Second Floor	2000-01-01 00:00
AHU 2M 07 AHU 01 OR WAIT	Air Handling Unit	Risk Rank 2	YORKE	SOLUTION	Main Hospital -> Second Floor	2000-01-01 00:00
AHU 2M-01 AHU 1	Air Handling Unit	Risk Rank 2	MCQUAY	Not Specified	Outpatient Care Center -> Second Floor	2/1/2002 0:00
AHU 3M 01 AC CT EQUIPMENT ROOM	Air Handling Unit	Risk Rank 2	Mc QUAY	W.FMS.1.060.K.Z.Z.A	Main Hospital -> Third Floor	2000-01-01 00:00
AHU 3M 02 AHU 13	Air Handling Unit	Risk Rank 2	CARRIER	Not Specified	Main Hospital -> Third Floor	2000-01-01 00:00
AHU 6M-02 AHU 04C POOL AREA	Air Handling Unit	Risk Rank 2	Mc QUAY	N/A	Hospital Campus -> Rehab Institute -> Sixth Floor	4/1/2005 0:00
AHU 6M-31 KKA	Air Handling Unit	Risk Rank 2	LIEBERT	MCD69W2AH3	Hospital Campus -> Outpatient Care Center -> Sixth Floor	1989-01-01 00:00
AHU 7M-01 AHU 14	Air Handling Unit	Risk Rank 2	CARRIER	Not Specified	Main Hospital -> Seventh Floor	2000-01-01 00:00
AHU 7M-02 AHU 15	Air Handling Unit	Risk Rank 2	CARRIER	Not Specified	Main Hospital -> Seventh Floor	2000-01-01 00:00
AHU 9M-01 MAKE UP AIR	Air Handling Unit	Risk Rank 2	GOVERNAIR	RSA-03	Hospital Campus -> Outpatient Care Center -> Penthouse	2/1/2002 0:00
AHU BM-01 AHU 10	Air Handling Unit	Risk Rank 2	CARRIER	39THT-62462	Main Hospital -> Basement	2000-01-01 00:00
AHU BM-02 AHU 11	Air Handling Unit	Risk Rank 2	CARRIER	Not Specified	Main Hospital -> Basement	2000-01-01 00:00
AHU BM-03 AHU 12	Air Handling Unit	Risk Rank 2	CARRIER	39EB15	Main Hospital -> Basement	2000-01-01 00:00

Figure: Equipment Report from the Work Order Management System

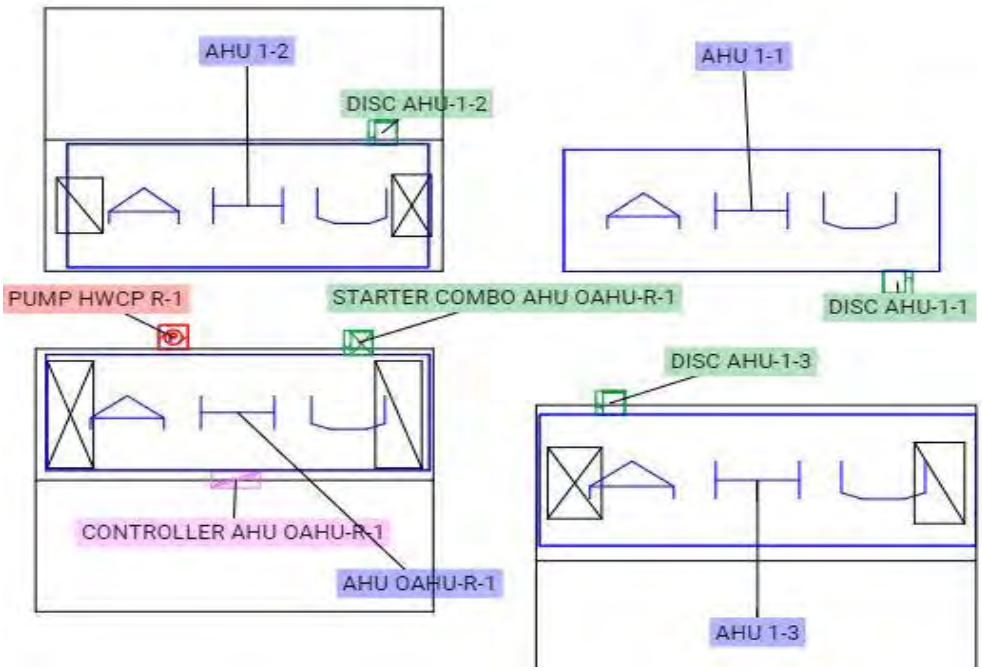


Figure: Location of Equipment Represented on SMARTPRINT Drawings

- Information about the asset is stored in the asset specific device notebook.

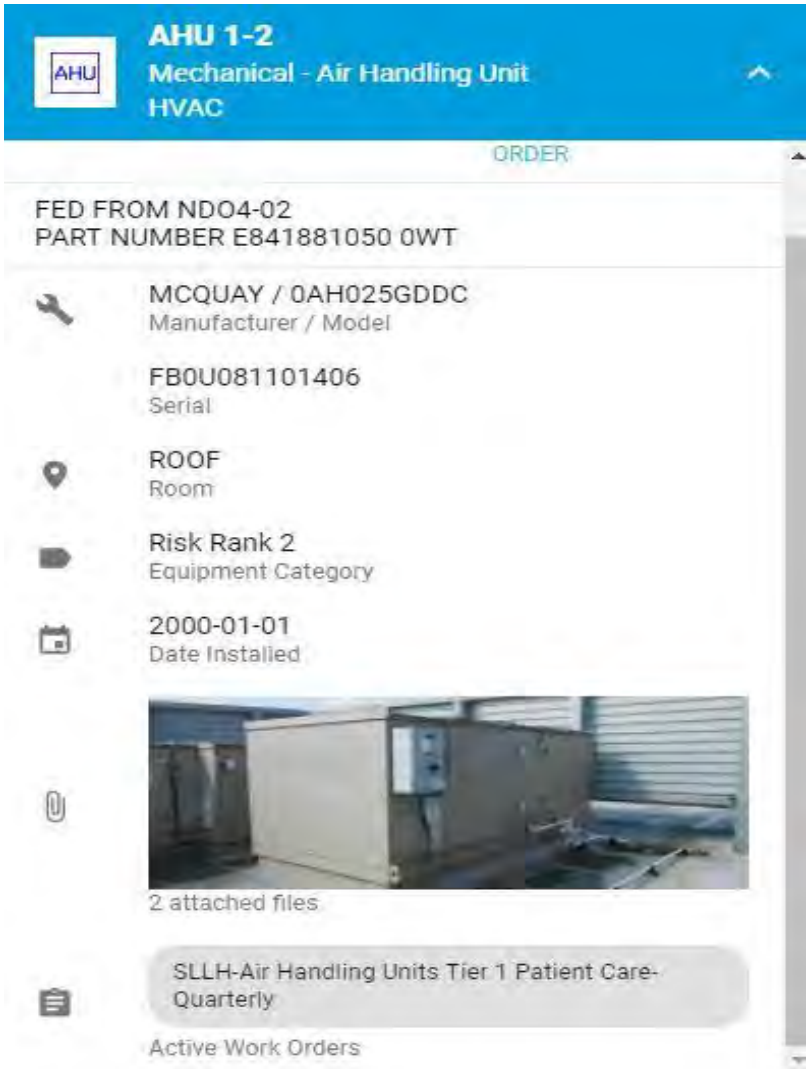


Figure: Equipment Information stored in Device Notebook

EP4 – *Does the hospital identify the activities and associated frequencies, in writing, for inspecting, testing and maintaining all operating components of the utility systems on the inventory? In accordance with manufacturers recommendations or with strategies of and AEM program?*

- Inspections, testing, and maintenance of the components within these systems can be managed through the Work Order Preventative Management System.
- Emergency procedures can be stored in the software for each system/asset.
- An asset can be identified as being part of an AEM program and reports can be generated
  - The FacilityONE program supports the scheduling, tracking, results and reporting for the maintenance activities for the components of the utility system. See the following two examples.

ID: 252548
Description: DT-HL-FIRE PUMP INSPECTION-WEEKLY
Location: Heart and Lung Center
Status: Closed
Assigned Employee: [redacted]

▾ Associated Procedure

▾ Procedure

	ID	Description	Specialty	Expected Hours	Procedure Type	Interval Count	Interval Type	Creator Name	Creation Date	Has Schedu
view edit	22867	DT-HL-FIRE PUMP INSPECTION-WEEKLY	Not Specified / U	2	Year Round	1	weeks		2009-02-26 00:00	Yes

▾ Schedule

Procedure Name	ID	Name	Start Date	End Date	Priority	Location Details	Assigned Employee	Equipment	Equipment Group
DT-HL-FIRE PUMP INSPECTION-WEEKLY	2135229818	HL-FIRE PUMP INSPECTION	2009-03-03		Standard			PUMP BF 01 FIRE PUMP MECHANICAL RM.	

▾ Tasks

Task	Expected Hours	Result
BYPASS ALARMS	0	☐
Shut off OS&Y valve # 5	0	☐
Open 1/2 inch brass sensor valve (Slowly)	0	☐
Pump should begin to run	0	☐
Once pump runs shut off 1//2 inch sensor valve.	0	☐
Run pump for 10 minutes	0	☐
While holding stop button, open OS&Y Valve #5 (Two man job)	0	☐
Once pressure equalizes release stop button slowly-CAUTION!	0	☐
Turn alarms back on.	0	☐
FM Global Weekly Pump Test *FM Global Weekly Test Form*	0	

▾ Responses
2012-12-31 15:51 [redacted]: static psi: 200, discharge psi: 257, suction psi: 80

Figure: Scheduled Maintenance Procedure for Fire Pump Weekly

Work Order: Description	Work Order: Location Details	Work Order: Priority	Work Order: Status	Work Order: Category	Work Order: Date Submitted	Work Order: Date Completed
SJB-Emergency Fire, Jockey Pump-Weekly		Critical	Open	Life Safety	2017-05-18 00:01	-
SJB-Emergency Fire, Jockey Pump-Weekly		Critical	Open	Life Safety	2017-05-18 00:01	-
MGC-Fire Pump Diesel-Weekly	Carpentry shop in CEP	Critical	Closed	Periodic Checks	2017-05-17 00:01	2017-05-17 11:10
MGC-Fire Pump F Building(EP6)-Weekly	F Building Ground Floor	Critical	Closed	Periodic Checks	2017-05-17 00:01	2017-05-17 11:07
SLSL-Fire Pump-Weekly		Critical	Open	Periodic Checks	2017-05-16 04:00	-
SLVH-Fire Pumps-Weekly	1.500.4A Fire Pump Room	Critical	Closed	Life Safety	2017-05-16 01:00	2017-05-16 12:03
SLVH-Fire Pumps-Weekly	1.500.4A Fire Pump Room	Critical	Closed	Life Safety	2017-05-16 01:00	2017-05-16 12:04
SLLH-Fire Pumps-Weekly	Fire Pump Room	Critical	Open	Periodic Checks	2017-05-15 08:00	-
BRE-Fire Pump-Weekly	Boiler Room 420	Critical	Closed	Not Specified	2017-05-15 06:00	2017-05-16 18:21
SAH-Fire Pump-Weekly	Boiler Room	Critical	Closed	Life Safety	2017-05-15 03:00	2017-05-18 10:13
SLSV-Fire Pump Run Test-Weekly	Pump Room	Critical	Closed	Periodic Checks	2017-05-15 01:00	2017-05-15 12:20
SLMN-Fire Pump Run Test-Weekly		High	Closed	Periodic Checks	2017-05-15 01:00	2017-05-16 11:47
SLMN-Fire Pump Run Test-Weekly		High	Closed	Periodic Checks	2017-05-15 01:00	2017-05-16 11:41
SLWH-Fire Pump Run Test-Weekly	WATER TANKS 1J003	Critical	Closed	Periodic Checks	2017-05-15 01:00	2017-05-17 09:40
SVI-Fire Pump Weekly		Critical	Open	Periodic Checks	2017-05-15 01:00	-
SVHS-MOB Fire Pump No Flow-Weekly		Standard	Open	Periodic Checks	2017-05-15 01:00	-

Figure: PM Results showing Open/Closed Maintenance Tasks with Priority

Equipment: Name	Equipment: AEM Equipment	Equipment: Category	Equipment: Device Type	Equipment: Facility Category
WATER HEATER 3RD FLOOR	Yes	Risk Rank 4	Plumbing	Hot Water
WATER HEATER SUITE 201	Yes	Risk Rank 4	Plumbing	Hot Water
WATER HEATER SUITE 200	Yes	Risk Rank 4	Plumbing	Hot Water
AIR DRYER	Yes	Risk Rank 4	Mechanical	HVAC
WATER FILTER EVO-TECH	Yes	Risk Rank 4	Plumbing	Cold Water
GENERATOR GEN 3	Yes	Risk Rank 1	Generator	Essential Equipment
GENERATOR GEN 2	Yes	Risk Rank 1	Generator	Essential Equipment
GENERATOR GEN 1	Yes	Risk Rank 1	Generator	Essential Equipment
CARBON DIOXIDE MANIFOLD	Yes	Risk Rank 1	Generic Medical Gas	Carbon Dioxide
BOILER 1 (M4001)	Yes	Risk Rank 3	Boiler	Hot Water
AIR COMP 2 (P7366)	Yes	Risk Rank 2	Generic Mechanical Device	Not Complete
AIR COMP 1 (P7365)	Yes	Risk Rank 2	Generic Mechanical Device	Not Complete
EYEWASH STATION-FACILITIES	Yes	Risk Rank 3	Un-mapped	
AIR DRYER REFRIGERATED CONTROL (4804)	Yes	Risk Rank 2	Generic Mechanical Device	Not Complete

Figure: Asset Report showing AEM Equipment

EP17 – *Does the hospital map the distribution of its utility systems?*

- Utility system equipment can be located on the SMARTPRINT Drawings.

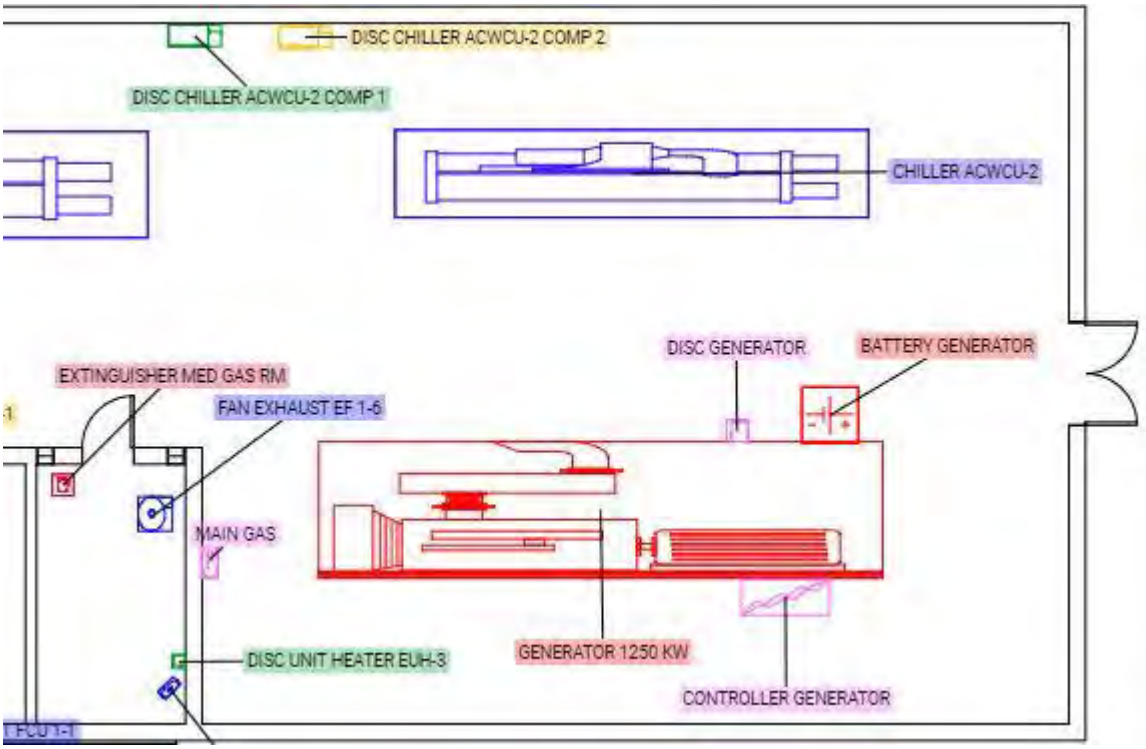


Figure: Location of Equipment Represented on SMARTPRINT Drawings

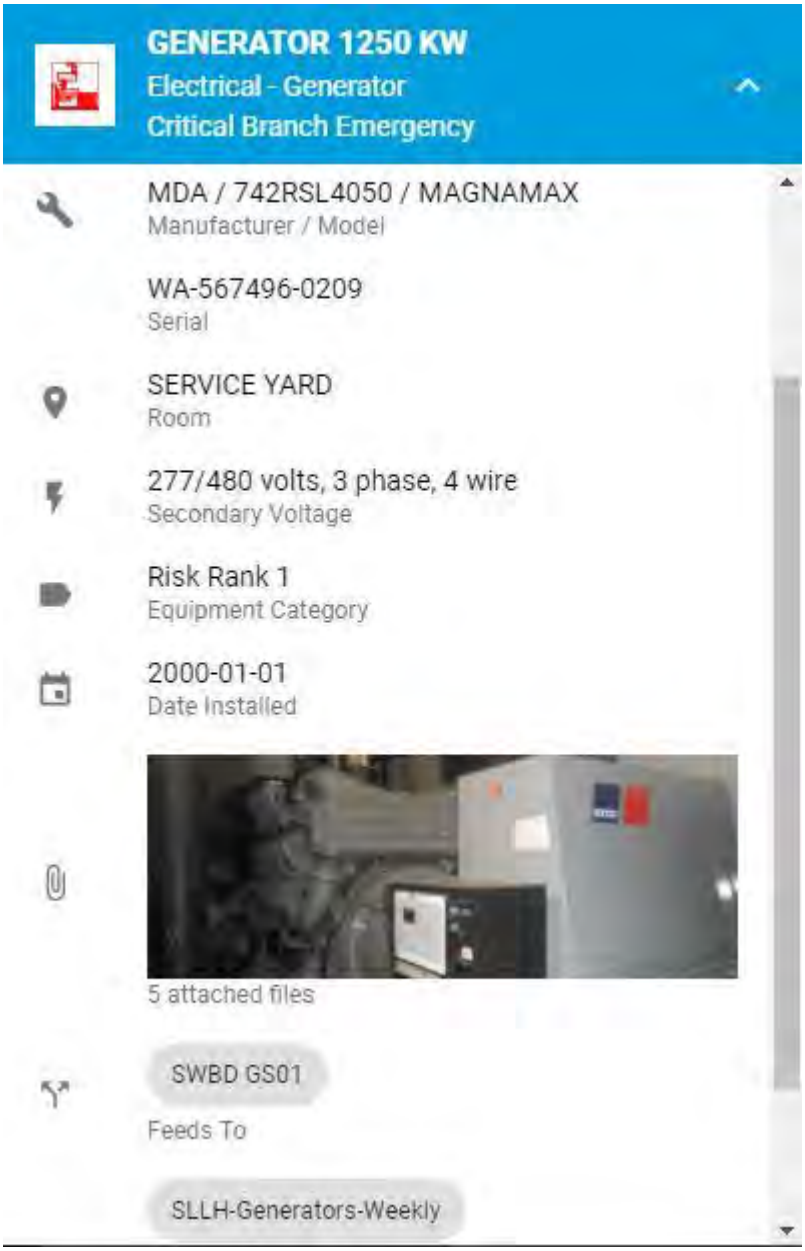


Figure: Equipment Information stored in Device Notebook

- Electrical distribution connectivity is represented as a Device Chain – can be applied to all utility systems.

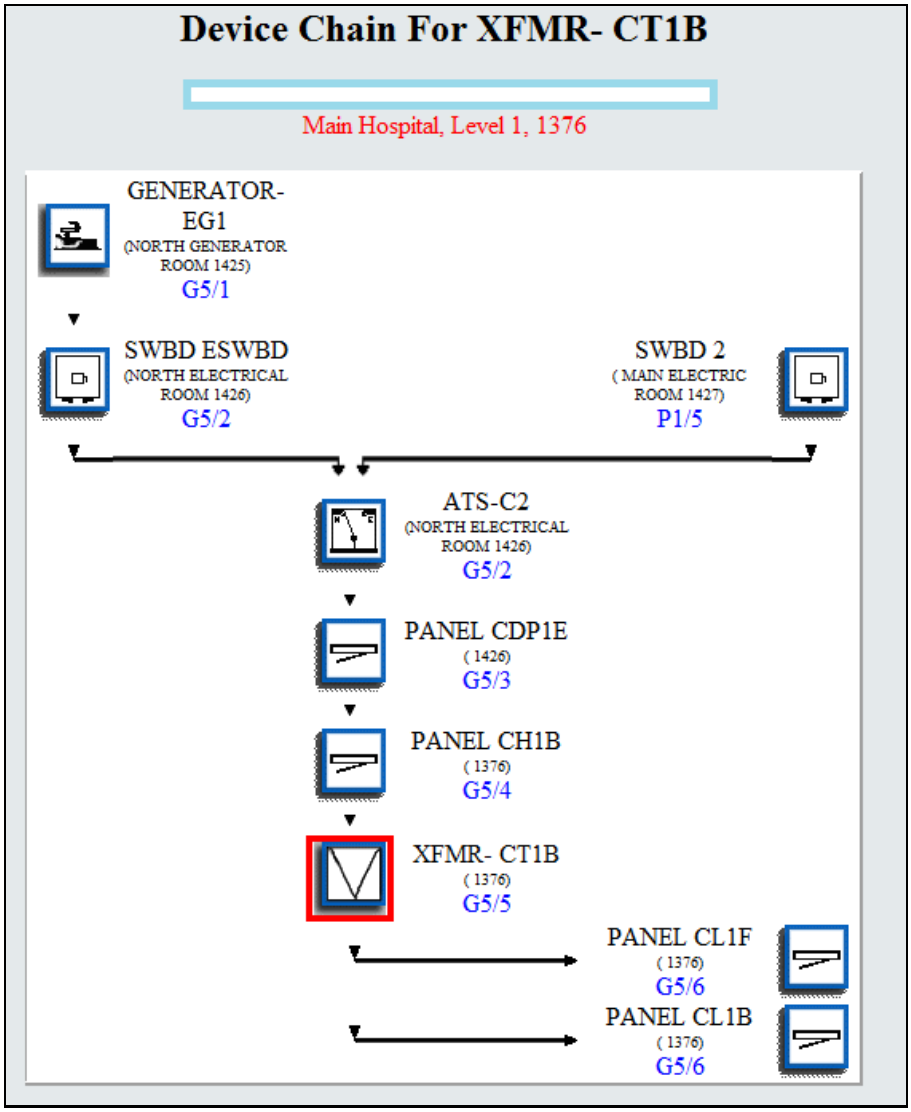


Figure: Electrical Distribution Represented as Device Chain

Emergency Power (Standard EC 02.05.03)

The hospital has a reliable emergency power source.

- Hospitals are required to have a reliable electrical power source.
- SMARTPRINT Drawings can map the location of all Emergency system assets.

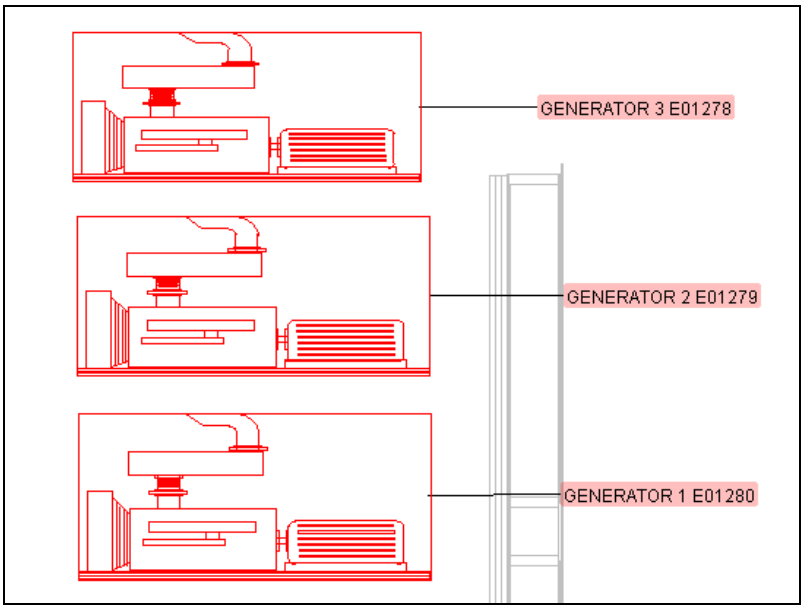


Figure: SMARTPRINT Drawing showing Location of Emergency Power Equipment

- The device chain is used to show the Emergency power distribution in riser diagram format.

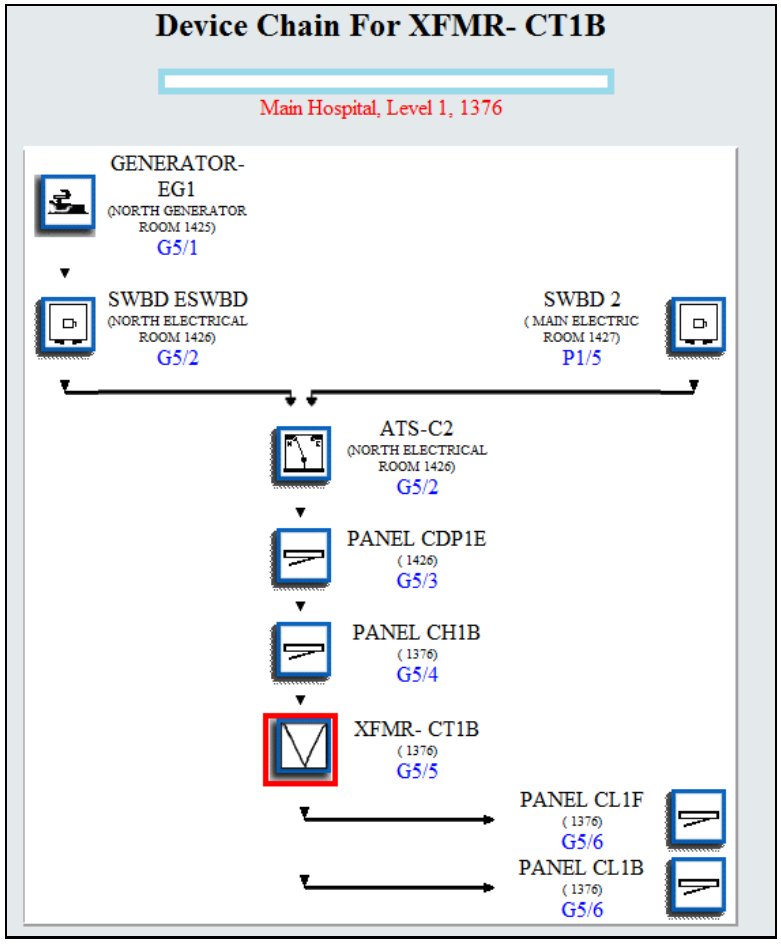


Figure: Emergency Power Distribution shown in Device Chain

- The software can indirectly support this standard by showing locations of equipment such as elevators that are using backup power. The assets are color coded to match the system they are part of.

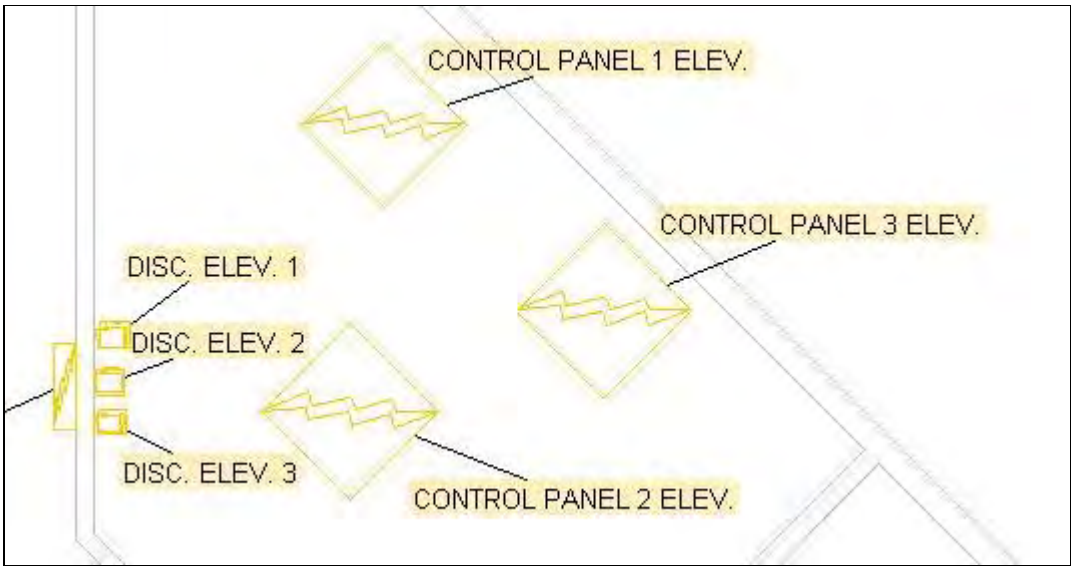


Figure: Location of Elevator Equipment Connected to Backup Power Systems

Maintenance of Utility Systems (Standard EC 02.05.05)

The hospital inspects, tests and maintains utility systems.

- Hospitals are required to inspect, test, and maintain utility systems.
- Can be managed through the PM System**.**
- Refer to sections above for Standards **02.05.01 EP3, EP4, EP17**

Testing Emergency Power Systems (Standard EC 02.05.07)

The hospital inspects, tests and maintains emergency power systems.

EP1 – EP10

- Hospitals are required to inspect, test, and maintain emergency power systems.
- Testing schedules can be managed through the PM System. **See 02.05.01 EP3 and EP4**
- Location of emergency equipment, information related to the equipment and lists of equipment are provided in support of this standard similar to what is represented in **EC.02.05.01 EP2, EP3, EP4**
- Examples of systems and assets to be tested:
  - Battery powered lights
  - Stored emergency power supply system (SEPPS)
  - Generators
  - Transfer switches
- The Location of Emergency Power Systems Equipment can be represented on the SMARTPRINT Drawings. Generators are shown below but would be typical for any equipment that is part of the emergency power system.

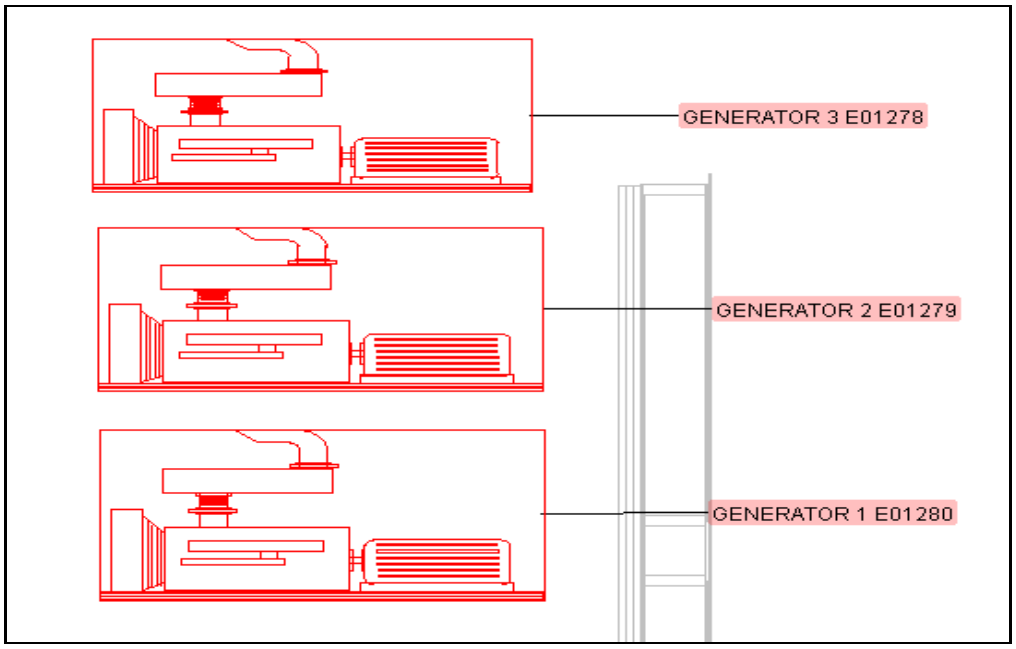


Figure: SMARTPRINT Drawing showing Location of Emergency Power Equipment

- Information about the Emergency Power system asset is entered and stored in the asset specific device notebook. A generator is shown but would be typical for any equipment.

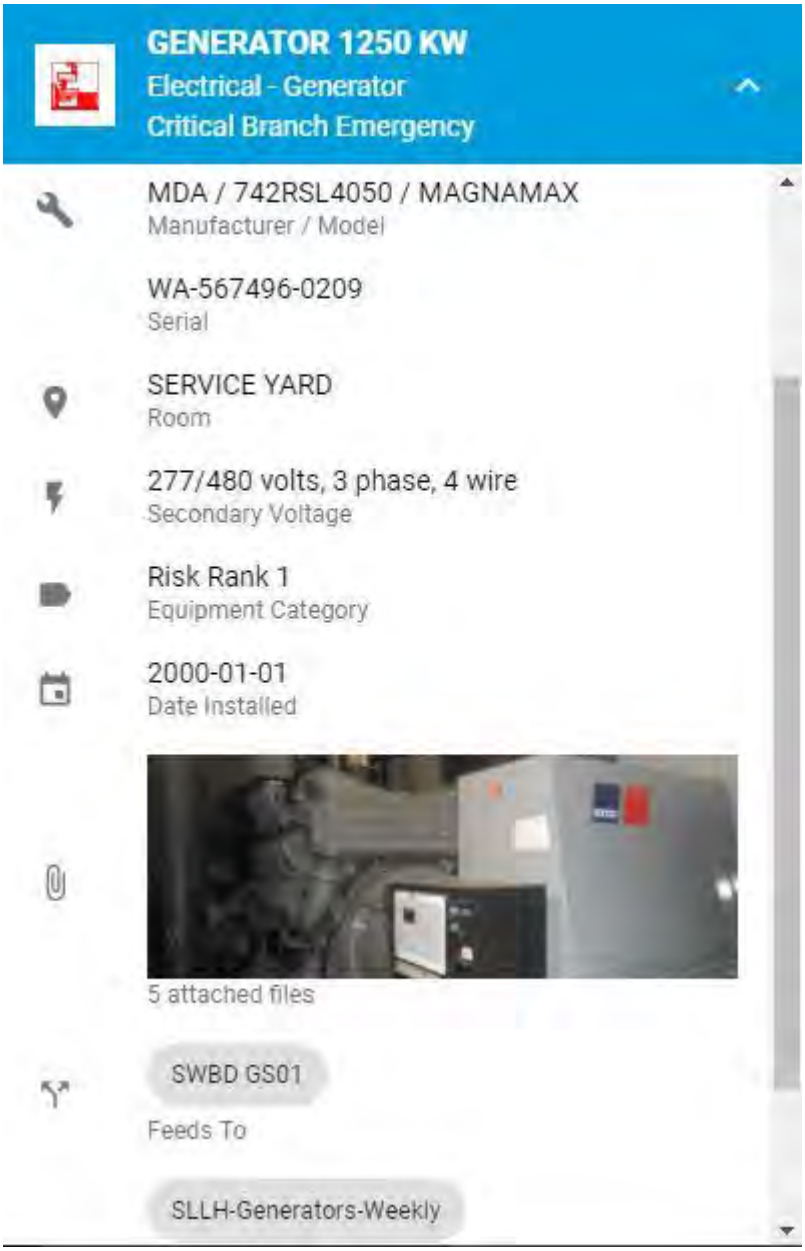


Figure: Emergency Power Equipment Information stored in Device Notebook

Medical Gas System Testing (Standard EC 02.05.09)

The hospital inspects, tests and maintains medical gas and vacuum systems.

EP1 – EP3

- Hospitals are required to inspect, test, and maintain medical gas and vacuum systems.
- Testing schedules can be managed through the PM System. **See 02.05.01**
- Examples of systems and assets to be tested includes medical gas supply and zone valves.

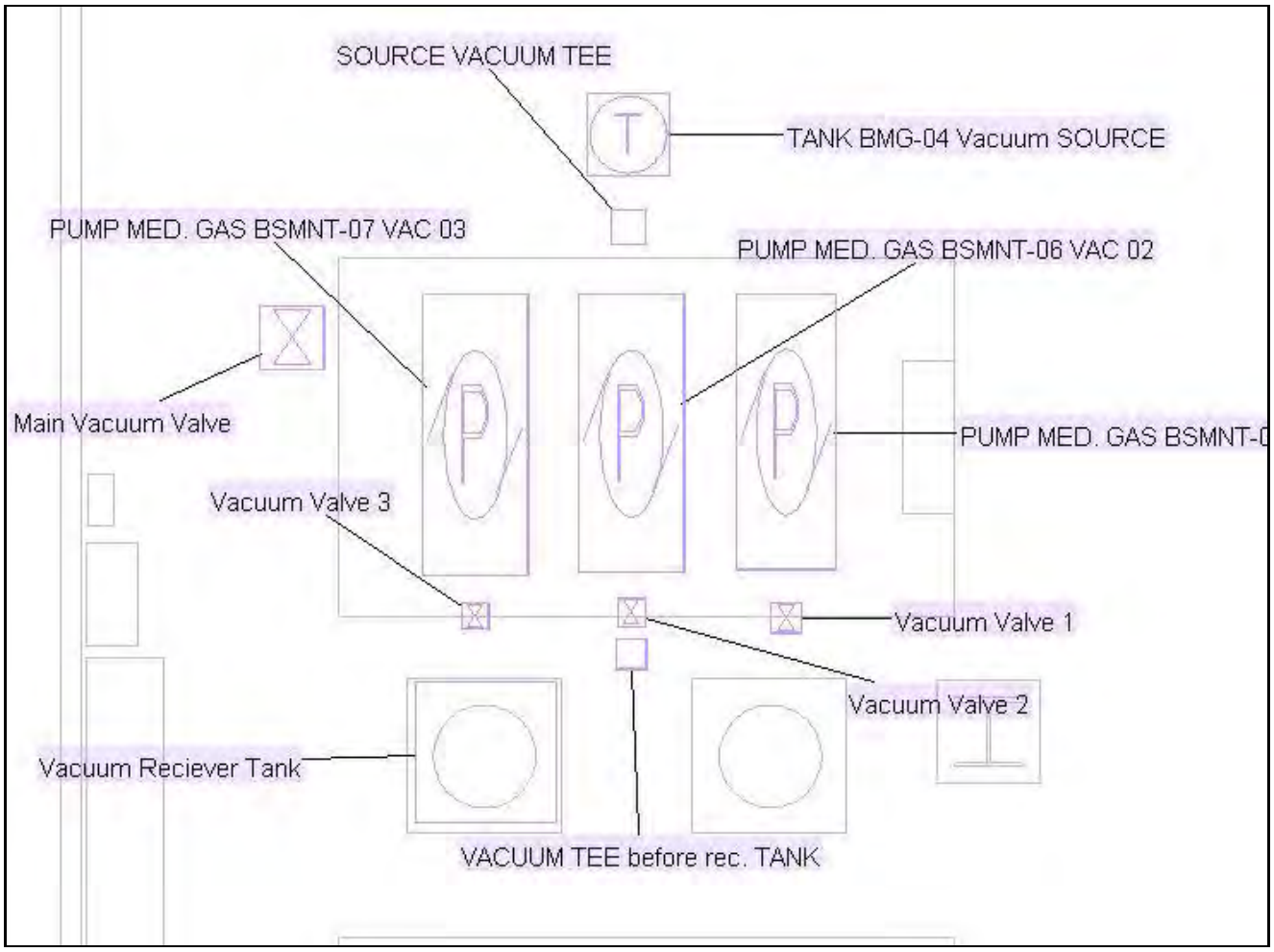
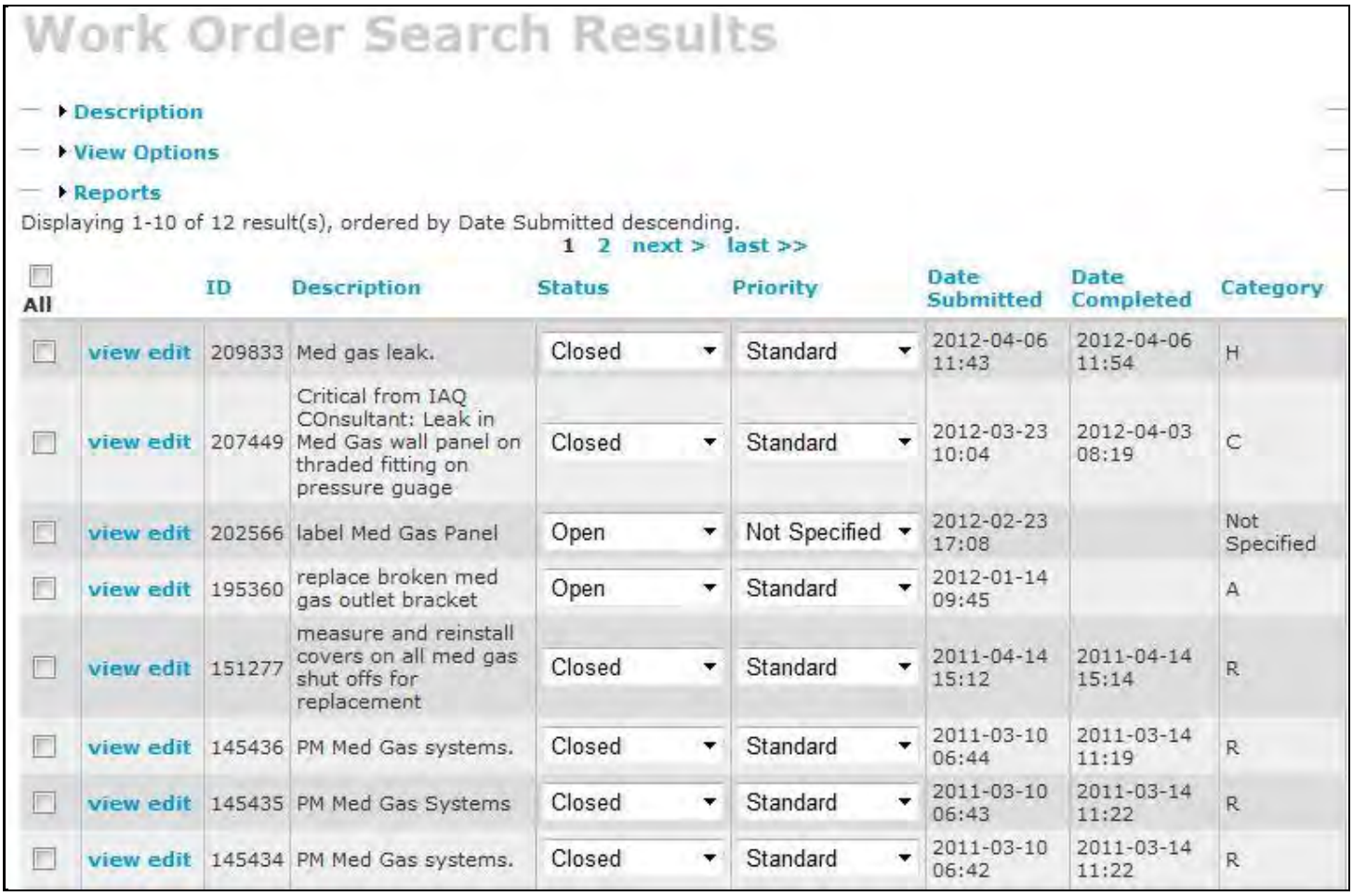


Figure: Medical Gas Equipment Shown on SMARTPRINT Drawing



Work Order Search Results

Description
View Options
Reports

Displaying 1-10 of 12 result(s), ordered by Date Submitted descending.

1 2 next > last >>

All		ID	Description	Status	Priority	Date Submitted	Date Completed	Category
	view edit	209833	Med gas leak.	Closed	Standard	2012-04-06 11:43	2012-04-06 11:54	H
	view edit	207449	Critical from IAQ COnsultant: Leak in Med Gas wall panel on thraded fitting on pressure guage	Closed	Standard	2012-03-23 10:04	2012-04-03 08:19	C
	view edit	202566	label Med Gas Panel	Open	Not Specified	2012-02-23 17:08		Not Specified
	view edit	195360	replace broken med gas outlet bracket	Open	Standard	2012-01-14 09:45		A
	view edit	151277	measure and reinstall covers on all med gas shut offs for replacement	Closed	Standard	2011-04-14 15:12	2011-04-14 15:14	R
	view edit	145436	PM Med Gas systems.	Closed	Standard	2011-03-10 06:44	2011-03-14 11:19	R
	view edit	145435	PM Med Gas Systems	Closed	Standard	2011-03-10 06:43	2011-03-14 11:22	R
	view edit	145434	PM Med Gas systems.	Closed	Standard	2011-03-10 06:42	2011-03-14 11:22	R

Figure: Work Order Report showing Medical Gas System Corrective and Preventive Maintenance

Maintaining a Safe Environment

- **Standard EC 02.06.01** – The hospital establishes and maintains a safe, functional environment.
- **Standard EC 02.01.01** – The hospital implements its process to identify safety and security risks associated with the environment of care…
- **Standard EC.04.01.01** – Specifically EP5, EP11, EP12, EP13, EP14, EP15. The hospital collects information to monitor conditions in the environment.
- **Standard EC.04.01.05** – The hospital improves its environment of care.
  - EOC rounds can be scheduled in the PM program.
  - EOC deficiencies can be defined as corrective maintenance issues in the work order program.
  - EOC deficiencies can be documented via a mobile device using UNITY work order “on the fly”. Fixes the work order in place for technician’s easy view on the SMARTPRINT Drawing.
  - The history of repairs will be stored and can be reported on.

Figure: UNITY create a work order during EOC Rounds Using a Mobile Device

Figure: Single Work Order Created to Capture EOC Repair Request

Work Order: Description	Work Order: Location Details	Work Order: Category	Work Order: Priority	Work Order: Status	Work Order: Date Submitted	Work Order: Date Completed
Outside janitorial duties.	Entrance areas and outside trash cans.	Environmental Rounds (EOC)	Standard	Closed	2017-05-17 04:39	2017-05-17 04:39
Toured floors 1-5. Checked for maintenance probelms.	floors 1-5	Environmental Rounds (EOC)	Standard	Closed	2017-05-16 22:33	2017-05-16 22:34
Toured hospital floors 1-7.	floors 1-7	Environmental Rounds (EOC)	Standard	Closed	2017-05-16 05:26	2017-05-16 05:28
Install Corner Guard by center workstation garbage can.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:54	-
Replace damaged ceiling tile by door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:54	2017-05-17 08:22
SW sink is dripping.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:40	2017-05-17 08:11
Replace stained ceiling tile above door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:40	2017-05-17 08:23
Touch up door from between CT Control and Scan room.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Replace ceiling tile above upper cabinet		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:33	2017-05-17 08:26
Install wall guard on east wall		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Touch up paint where curtain is hitting wall on south wall, high.		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Clean Vents in Space		Environmental Rounds (EOC)	Not Specified	Open	2017-05-15 09:33	-
Replace stained tile above door.		Environmental Rounds (EOC)	Not Specified	Closed	2017-05-15 09:33	2017-05-17 08:25

Figure: Work Order report showing EOC repairs and status.

EMERGENCY MANAGEMENT

Hospitals are required to assess their facilities in regards to emergency response and to develop an Emergency Operations Plan.

- The software can indirectly support in an emergency. The program can assist with response efforts regarding the building utility systems. (See FacilityONE Case Study regarding Flood Response)
- Can be referenced when defining the Emergency Management plan.

LIFE SAFETY

Statement of Conditions (Standard LS 01.01.01)

The hospital designs and manages the physical environment to comply with the Life safety Code.

EP1 – *Does the hospital assign individuals to assess compliance with the Life Safety Code, complete the Electronic Statement of Conditions, and manage the resolution of deficiencies?*

- The Work Order Management System can be used to assign a corrective maintenance work order and a priority to any deficiencies found.
- A history of these repairs will be available.

- Having the Life Safety / SOC drawings represented as a SMARTPRINT Annotation layer will support the assigned individuals access to the information in electronic format on a mobile device.

EP2 – *In time frames defined by the hospital, the hospital performs a building assessment to determine compliance with the Life Safety chapter?*

- The assessment can be scheduled through the Preventative Maintenance program.
- All deficiencies found can be defined and scheduled for repair or corrective action. Reports can be generated to show status and history of repairs.

EP3 – *The hospital maintains current and accurate drawings denoting features of the fire safety and related square footage.*

- FacilityONE can represent the Statement of Conditions drawing (AutoCAD format) as an Annotation layer on the SMARTPRINT Drawings. This layer can be turned on/off as a reference as needed.
- The annotation tool layer can be developed to depict the fire walls, fire doors, etc. as represented in the Statement of Conditions.
- The software can be used to capture up-to-date drawings that are accurate and available depicting fire rated walls, fire doors, smoke compartments, fire extinguishers, and egress routes.

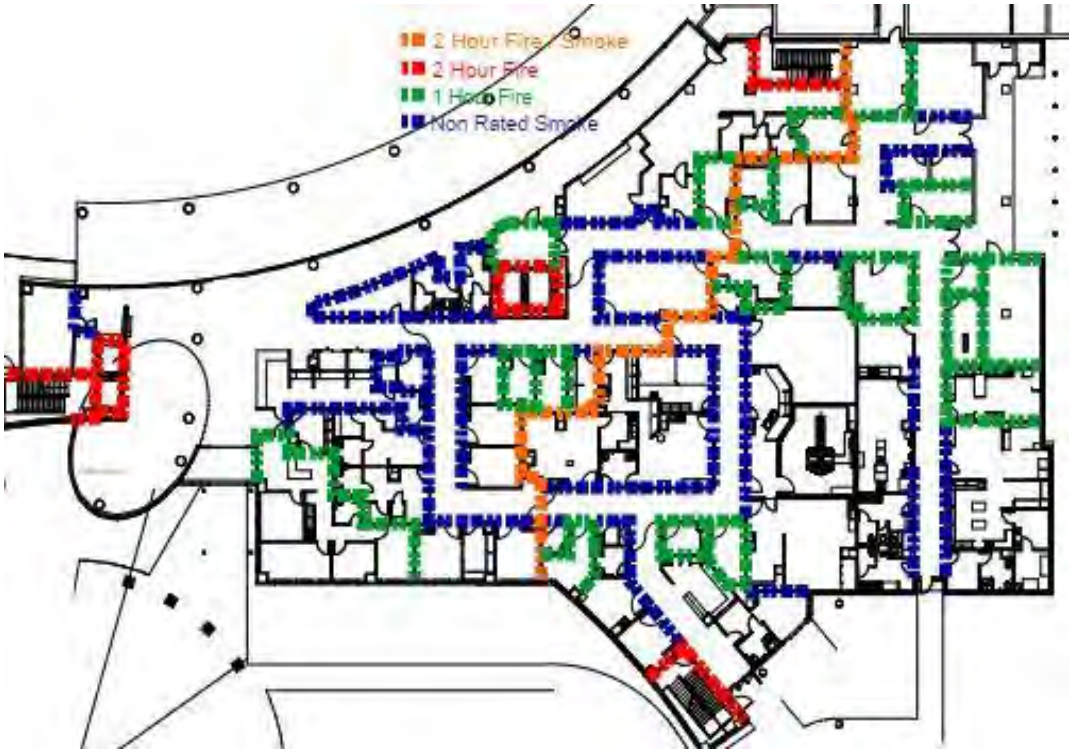


Figure: Annotation Layer Depicting Smoke/Fire Barriers

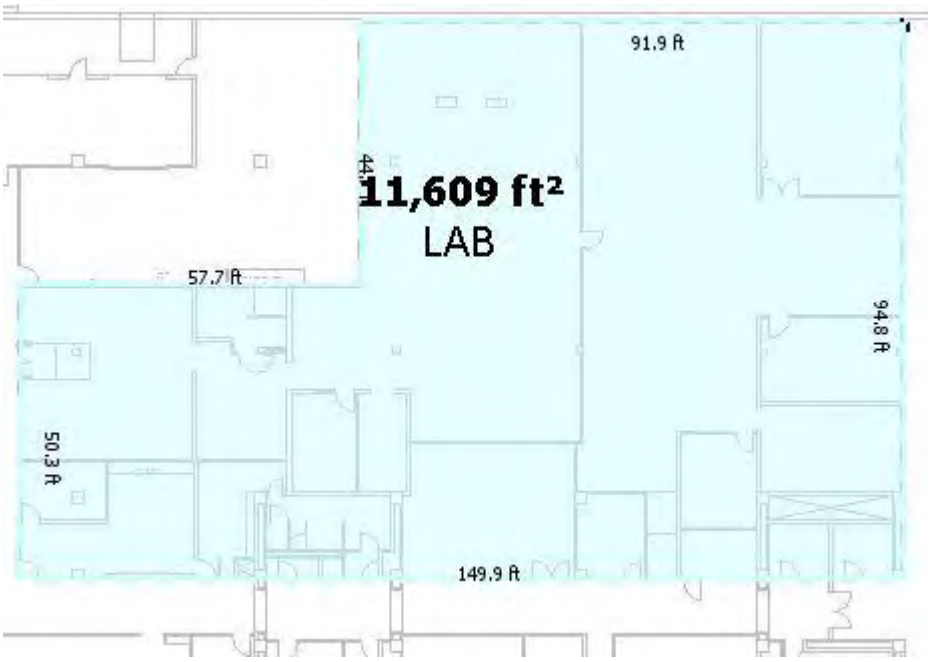


Figure: Shows square footage measurements

EP4 – *When the hospital plans to resolve a deficiency through a Survey related plan for Improvement (SPFI) does the hospital meet the time frame identified in the SPFI accepted by the Joint Commission?*

- The SPFI's can be shown as a corrective maintenance issue and the repair scheduled, tracked and history stored.

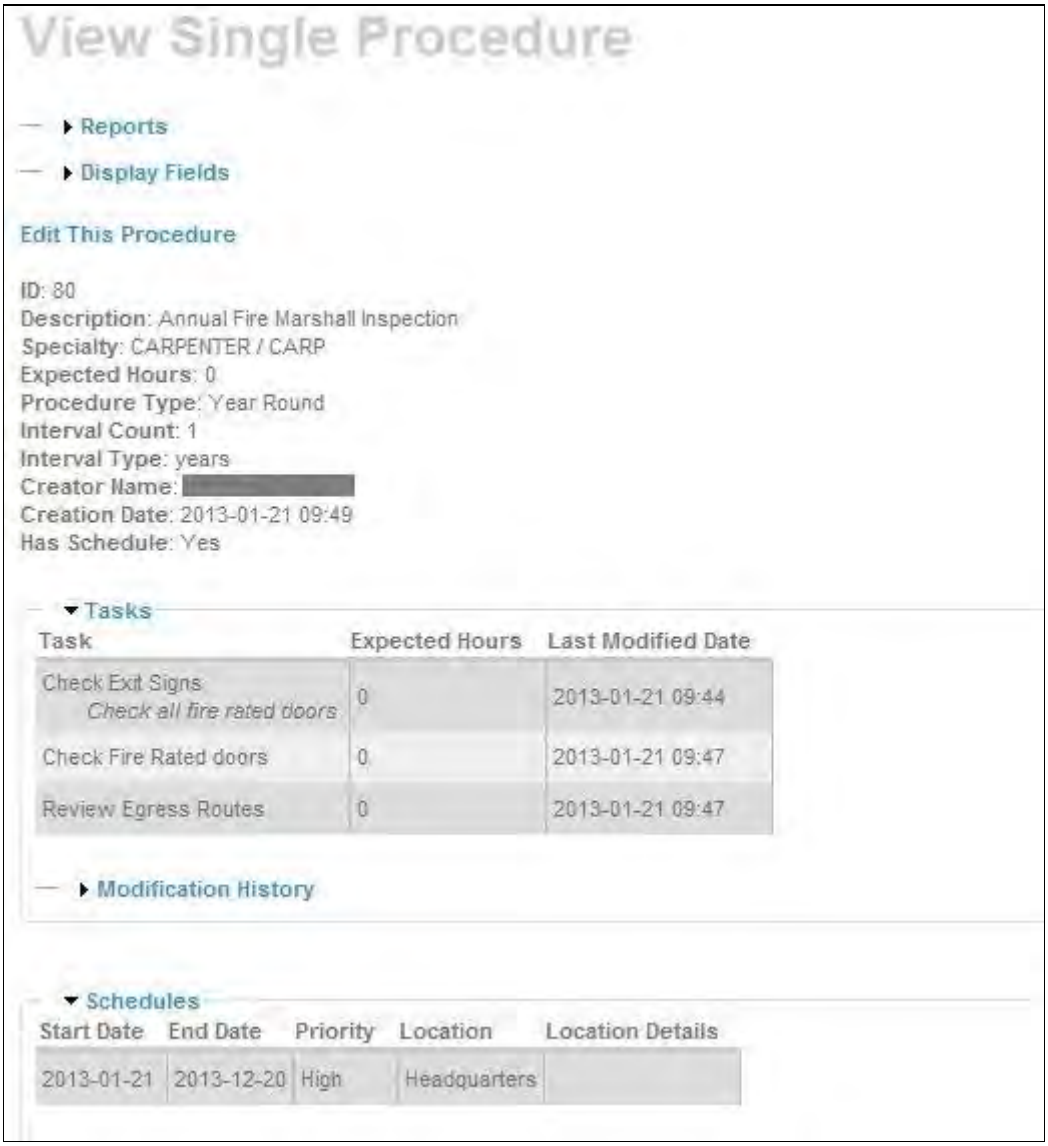
Figure: Corrective Maintenance Work Order Created for a SPFI

Work Order: ID	Work Order: Description	Work Order: Date Submitted	Work Order: Priority	Work Order: Status	Work Order: Category
1815277	Review fire doors and patient room doors for proper operation. This is a substatute work order for the new monthly PM not yet created.	2017-05-18 08:43	Critical	Open	Life Safety
1814621	Won Doors not operating correctly	2017-05-17 15:54	Standard	Closed	Life Safety
1814436	Fire Drill	2017-05-17 14:04	Standard	Open	Life Safety
1814397	ilsm Cath lab	2017-05-17 13:43	High	Closed	Life Safety
1814396	ilsm obs unit	2017-05-17 13:43	High	Closed	Life Safety
1814293	assist with fire strobe testing.	2017-05-17 12:33	Standard	Closed	Life Safety
1814143	Install a battery back up flashlite in the Security offices. one of the LED type. Should be hung by the fire panel.	2017-05-17 10:55	Standard	Closed	Life Safety
1812004	Code Adam	2017-05-15 19:45	High	Closed	Life Safety
1810180	Life Flight	2017-05-14 13:40	High	Closed	Life Safety
1808895	Ambulance bay doors the locking magnet sheered the bolt off	2017-05-12 16:46	Standard	Closed	Life Safety
1807267	Between 1 and 2 floor no power to exit light	2017-05-11 12:42	Standard	Open	Life Safety
1807260	fire curtain is off track	2017-05-11 12:41	Standard	Closed	Life Safety
1806977	Conduct 2nd shift fire drill (do between 3:30-4:30)	2017-05-11 09:45	Standard	Closed	Life Safety
1805050	discuss Sprinkler and Fire Pump PM reports with Simplex	2017-05-09 18:37	Standard	Closed	Life Safety
1805039	needs red tape	2017-05-09 18:30	Standard	Closed	Life Safety
1804915	Replace failed fire alarm pull station that was identified on April 14, 2017	2017-05-09 16:40	High	Open	Life Safety

Figure: Work Order Search Results showing Life Safety Issues

EP5 – *Does the hospital maintain documentation of any inspections and approvals made by state and local fire control agencies?*

- While these documents are currently kept in hard copy files or folders, they could be scanned and stored inside a device notebook created for each specific inspection or attached and stored in the work order system associated with a Work Order created for the inspection.
- Below is an example of a PM set up for the Annual Fire Marshall Inspection. This can be scheduled as a PM or unscheduled and captured as a Corrective Maintenance work order.



View Single Procedure

Reports

Display Fields

Edit This Procedure

ID: 80
Description: Annual Fire Marshall Inspection
Specialty: CARPENTER / CARP
Expected Hours: 0
Procedure Type: Year Round
Interval Count: 1
Interval Type: years
Creator Name: [redacted]
Creation Date: 2013-01-21 09:49
Has Schedule: Yes

Tasks

Task	Expected Hours	Last Modified Date
Check Exit Signs *Check all fire rated doors*	0	2013-01-21 09:44
Check Fire Rated doors	0	2013-01-21 09:47
Review Egress Routes	0	2013-01-21 09:47

Modification History

Schedules

Start Date	End Date	Priority	Location	Location Details
2013-01-21	2013-12-20	High	Headquarters	

Figure: PM Work Order for Annual Fire Marshall Inspection

- The Fire Marshall report could be attached to the PM under Attached files and kept for records.

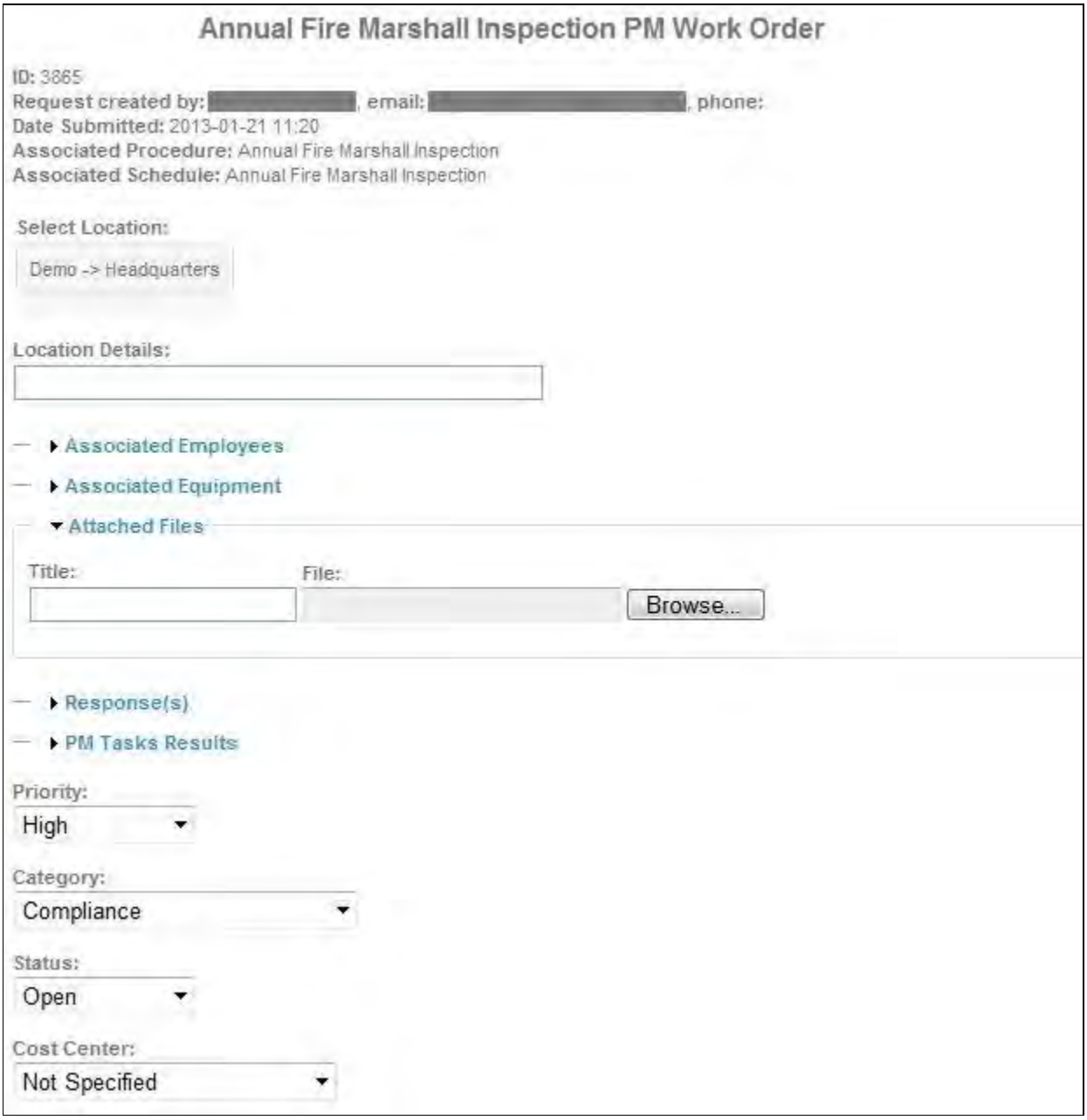


Figure: Copy of Actual Fire Marshall Report can be Attached to the Work Order

Interim Life Safety Measures (Standard LS 01.02.01)

The hospital protects occupants during periods when the Life Safety code is not met or during periods of construction.

EP3 – *Does the hospital post signage identifying the location of alternate exits to everyone affected?*

- The solution can assist by providing a means to modify egress routes using the annotation tool. SMARTPRINT Drawing capabilities can be used to determine areas of systems being affected or changed during construction or renovation.

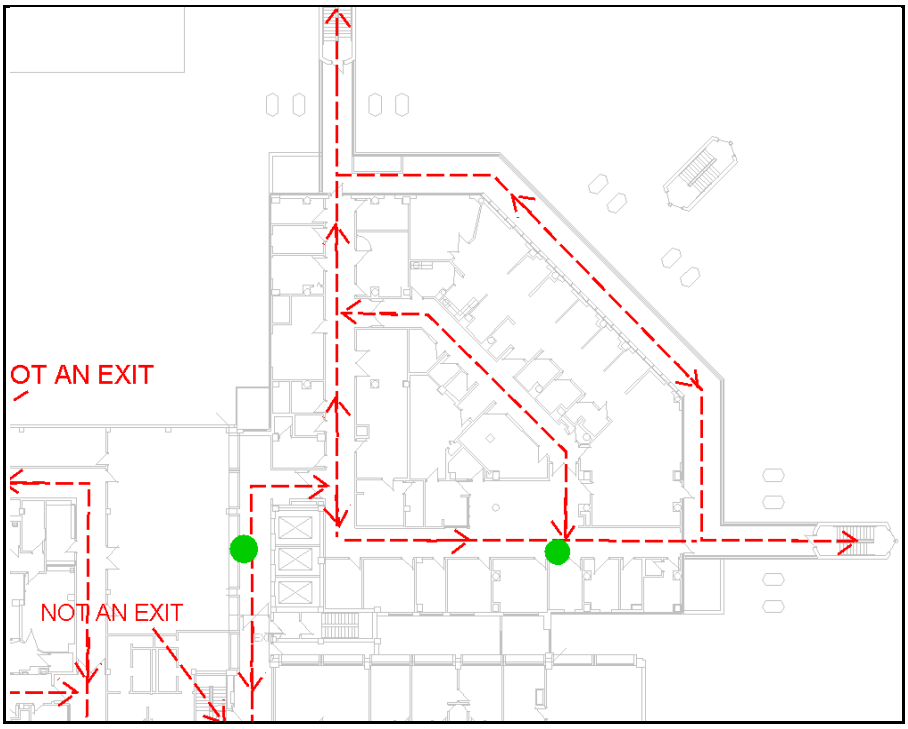


Figure: Annotation Layer Depicting Emergency Egress Routes

EP (4 – 9) – *When the hospital identifies Life Safety Code deficiencies that cannot be immediately corrected…*

- Corrective action can be requested, scheduled, tracked and recorded in the FacilityONE work order management system – See comments and screenshots associated with **Standard LS.01.01.01 EP3**.
- Locations of deficiencies can be documented on the SMARTPRINT Drawing.

EP12 – *When the hospital identifies Life Safety Code deficiencies … does the hospital inspect and test temporary systems monthly?*

- Inspections or tests could be set up as a preventive maintenance schedule in the work order system.
- All inspection or test result documents can be attached to the PM work order for record.
- See comments and screenshots associated with **Standard LS.01.01.01 EP4**.

Smoke and Heat Protection (Standard LS 02.01.10)

Building and fire protection features are designed and maintained to minimize the effects of fire, smoke and heat.

- The software directly allows for documentation of fire-rated walls, fire doors, and fire dampers.
  - Understanding the location and ratings of the fire and smoke barriers and compartments will aid in supporting **EP3 – EP9.**

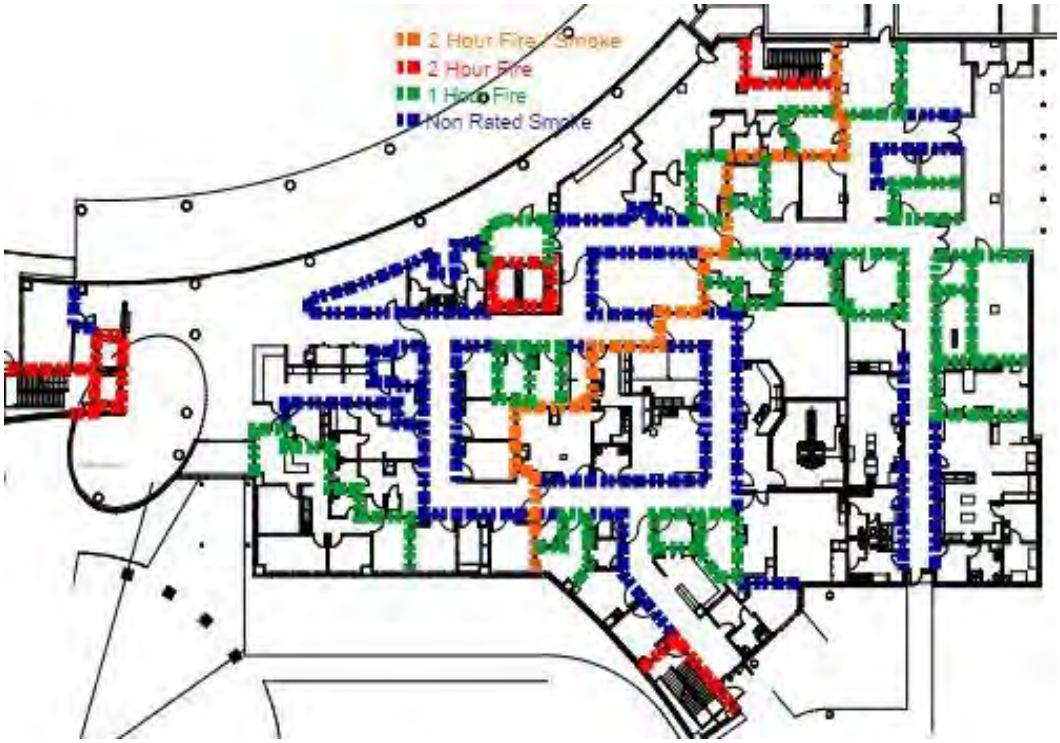


Figure: Annotation Layer Depicting Smoke/Fire Barriers

EP5, EP6, EP7 – *All related to the management of fire rated doors.*

- The doors can be located on the SMARTPRINT Drawings.
- Door type, ratings and hardware can be defined in the device notebook.
- Door inspections can be scheduled in the Work Order system.
- Door deficiencies can be defined and repairs scheduled in the work order system.
- Device lists are available from the SMARTPRINT Drawings and records of repairs are available from the work order system.
- See **EP9** – this standard for similar examples of scheduled inspections and repairs.

EP8 – *Manages duct penetrations of fire rated separations.*

- The dampers can be located on the SMARTPRINT Drawings.

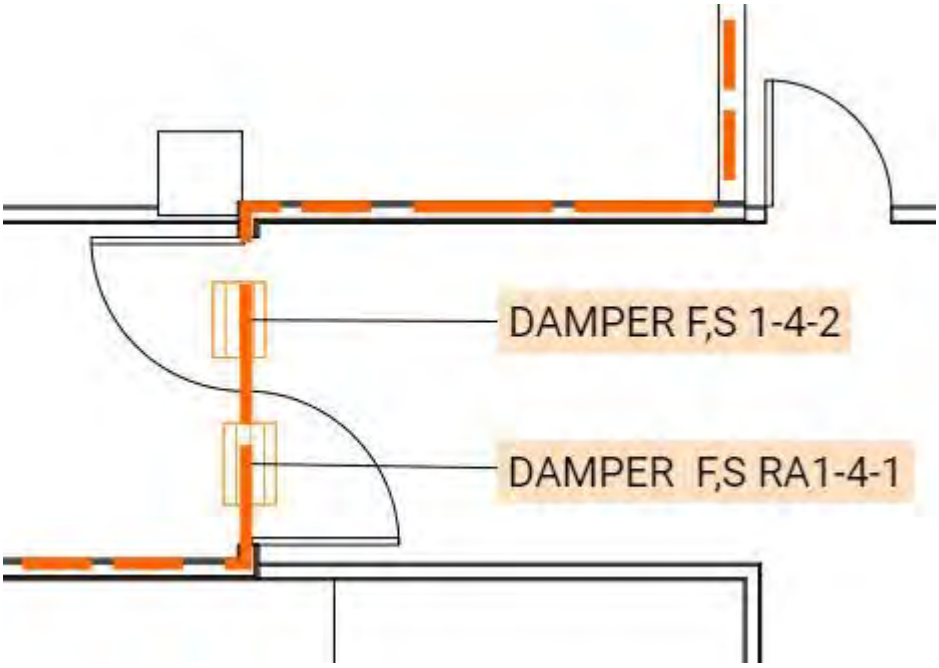


Figure: Fire Damper Devices Located on SMARTPRINT Drawing

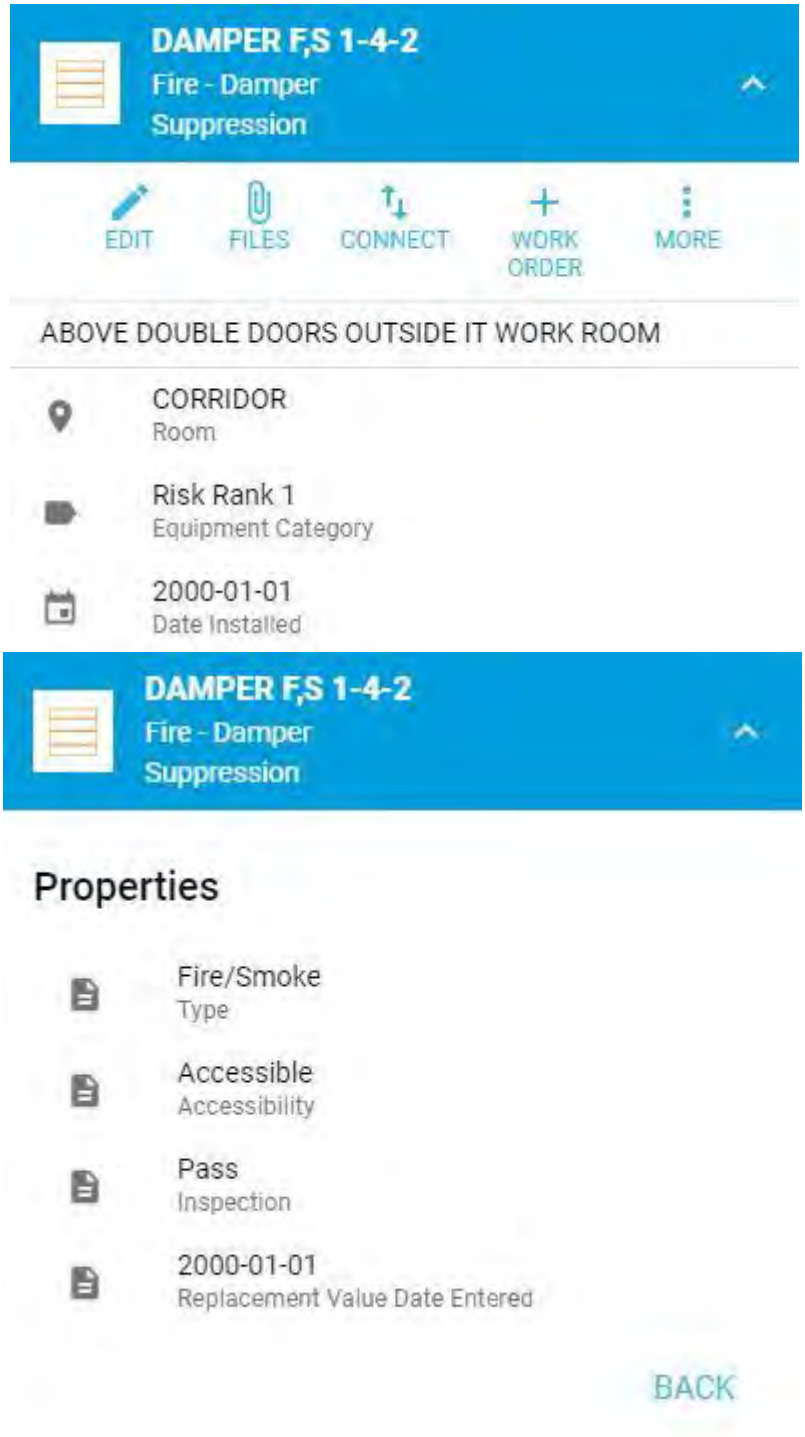


Figure: Damper Type and Ratings Can Be Defined in the Device Notebook

- Damper inspections can be scheduled in the Work Order system.
- Damper deficiencies can be defined and repairs scheduled in the work order system.
- See **EP9** – this standard for similar examples of scheduled inspections and repairs.
- Device lists are available from the SMARTPRINT Drawings and records of repairs are available from the work order system.

EP9 – *Manages penetrations of fire walls.*

- Fire walls are located and defined on the SMARTPRINT Drawings.
- Inspection points can be set up on the SMARTPRINT Drawings to define inspection locations.

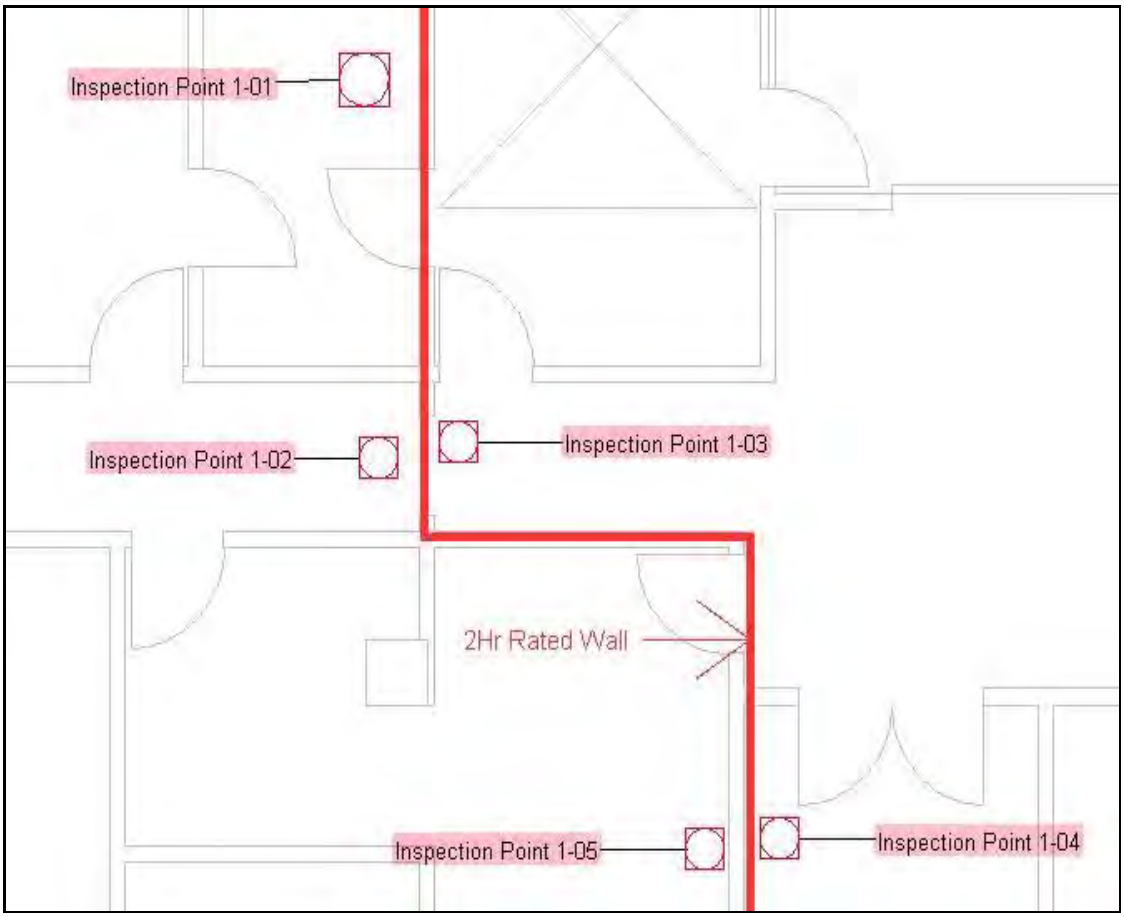


Figure: Fire Penetration Inspection Points shown on SMARTPRINT Drawing

- Inspections can be scheduled in the Preventive Maintenance work order system.

All		ID	Description	Specialty	Expected Hours	Procedure Type	Interval Count	Interval Type	Creator Name	Creation Date
☐	view edit	79	Annual Fire Wall Inspection	Not Specified / U	0	Year Round	6	months	[redacted]	2012-08-06 09:12
☐	view edit	78	Inspect Fire Walls 1st Floor	Not Specified / U	4	Year Round	1	years	[redacted]	2012-07-06 08:42

Delete Procedure

Figure: Preventive Maintenance Schedules for Fire Wall Inspections

- Repair of deficiencies can be scheduled in the Corrective maintenance work order system.

Work Order: Description	Work Order: Location Details	Work Order: Date Submitted	Work Order: Priority	Work Order: Status	Work Order: Category
Need to pull wire for new hight and low alarm for oxygen. Patch and re-caulk and fire wall penetration.	First floor and Second floor	2017-05-16 11:54	Standard	Closed	Repair Work-Normal/Routine
Fire taping fire wall	OPC 2nd floor consulting room	2017-05-11 17:14	Standard	Closed	Repair Work-Normal/Routine
Tape or caulk Fire walls	OP G I	2017-05-01 16:43	Standard	Closed	Repair Work-Normal/Routine
HMS-Fire Walls Zone G-Ground Floor-Annual	Main Building Ground Floor	2017-05-01 03:00	Critical	Closed	Life Safety
HMB-Ground Fire Wall Inspection-(SA)	Ground Floor	2017-05-01 03:00	Critical	Open	Periodic Checks
MWL-Fire Walls-Quarterly	All Floors	2017-05-01 01:02	High	Unfinished	Periodic Checks
FM-Smoke/Fire Walls First Floor Zone 02-Annual	Zone 2 Walls	2017-05-01 00:03	High	Open	Periodic Checks
FM-Smoke/Fire Walls Second Floor Zone 02-Annual	Zone 2 Walls	2017-04-30 00:00	High	Open	Periodic Checks
Main-East Tower Fire Walls-Quarterly		2017-04-23 01:00	High	Closed	Periodic Checks
Main-West Bldg Fire Walls-Quarterly		2017-04-23 01:00	High	Closed	Periodic Checks
Main-Main Bldg Fire Walls-Quarterly		2017-04-23 01:00	High	Closed	Periodic Checks
fire walls and eqmt room, electrical closets	Lcc fire Caulking	2017-04-07 17:26	Standard	Closed	Repair Work-Normal/Routine

Figure: Corrective Maintenance Work Order Created to Repair Deficiencies in Fire Penetration

- Records of repairs and inspections are available via reports from the work order system.

Means of Egress (Standard LS 02.01.20)

The hospital maintains the integrity of the means of egress.

- The software can be used to directly document the means of egress routes within the facility. This identification or mapping of the egress routes will provide support to the facility in meeting the requirements of this standard.

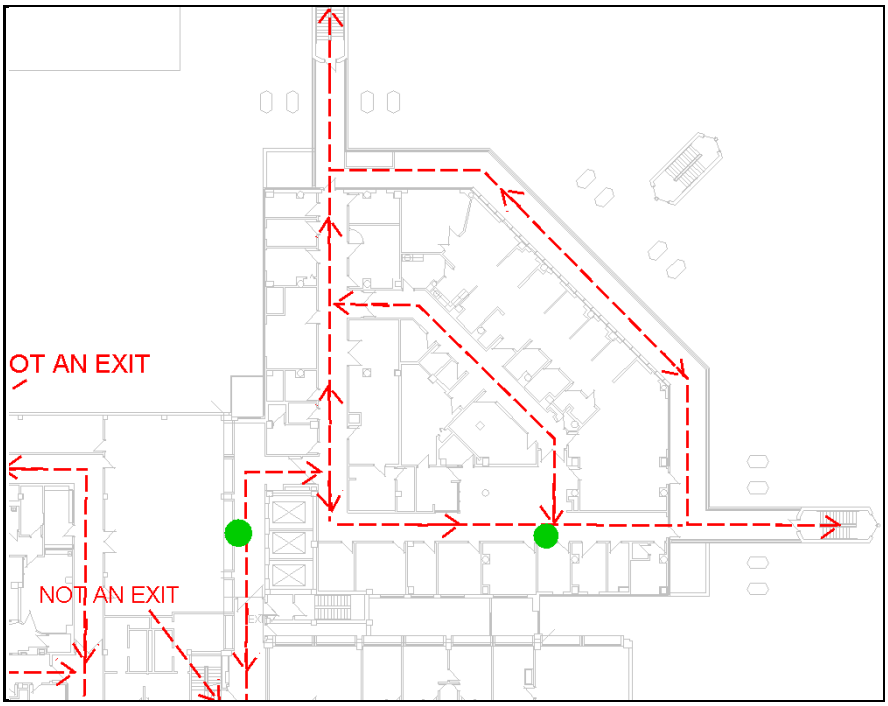


Figure: Annotation Layer Depicting Emergency Egress Routes

EP21, 27, 28, 29 – *The Elements of Performance define requirements for room or suite sizes.*

- The SMARTPRINT Annotation tool can be used to measure and capture the square footages of rooms or suites.

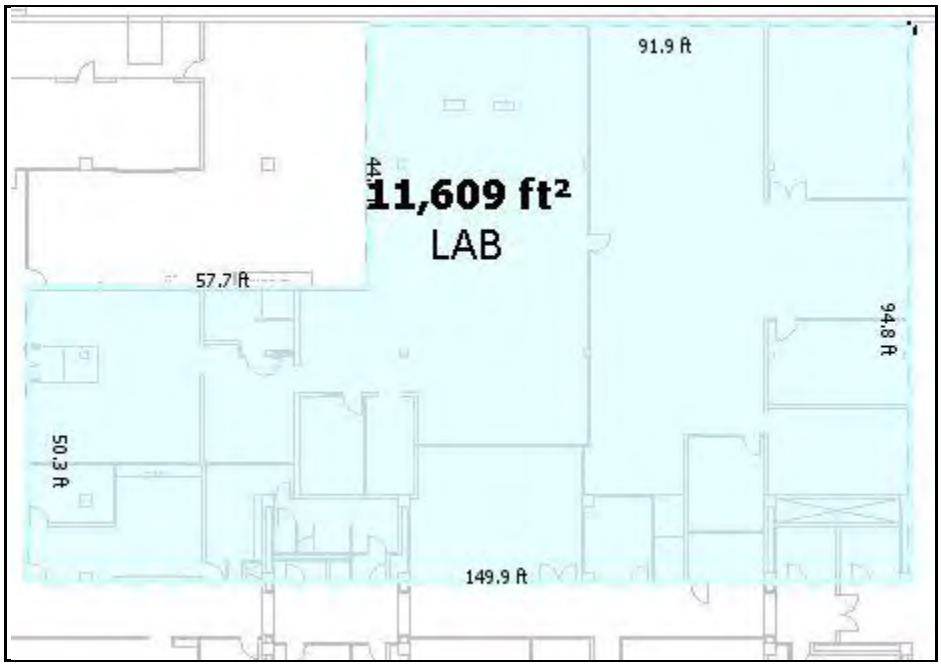


Figure: Annotation Layer Depicting Department Area Measurement

EP 31 – *These Elements of Performance define travel distance for egress from a room or suite.*

- The SMARTPRINT Annotation Tool can be used to measure, capture and document these travel distances if and when they are in question.

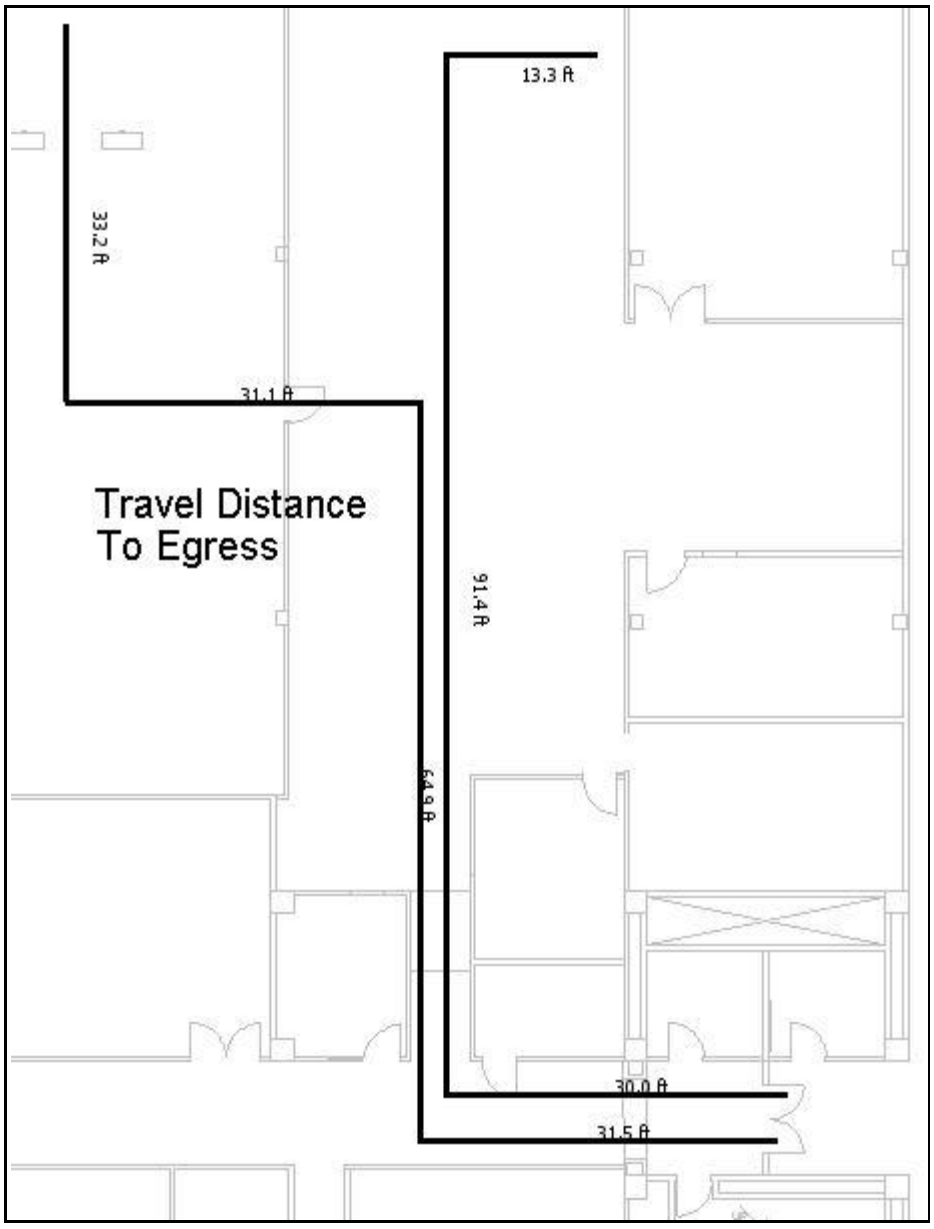


Figure: Annotation Layer Depicting Egress Travel Distances

Hazards from Fire and Smoke (Standard LS.02.01.30)

The hospital provides and maintains building features to protect individuals from the hazards of fire and smoke.

- *The building components defined in this standards elements of performance can be documented on the SMARTPRINT Drawings with information, repair and maintenance being managed in a fashion similar to that represented in previous Standards such as **LS.02.01.10 EP8** and **EP9**.*

EP2 – *Lists the hazardous areas.*

- These areas or rooms can be identified on the SMARTPRINT Drawings by using the Annotation tool.
- Could also represent as an asset with a room information device. This would support reporting of the rooms and areas.

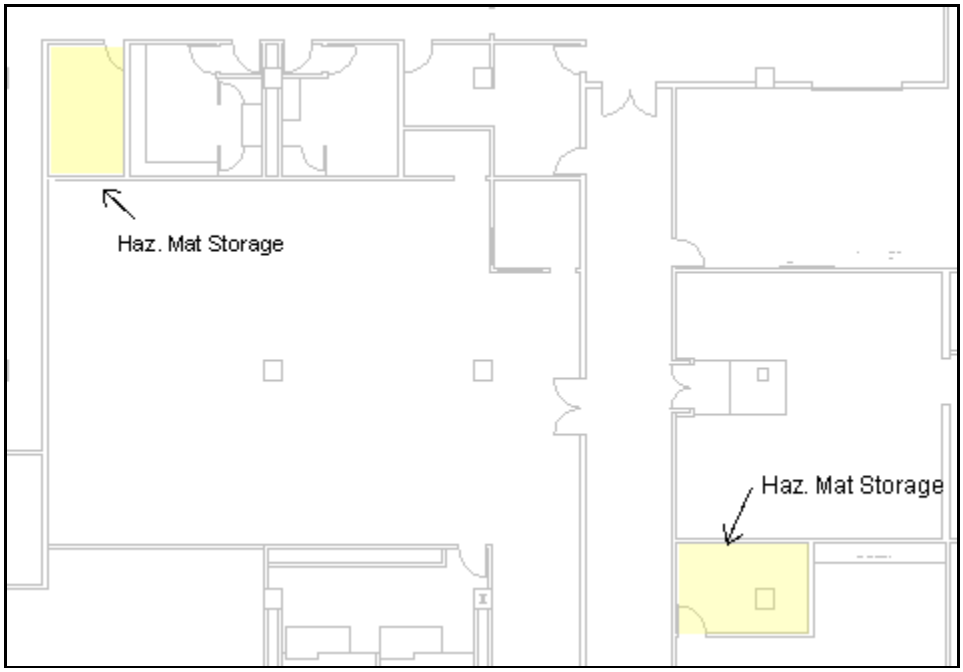


Figure: Annotation Tool Depicting Hazmat Storage Areas

EP16, 17 – *Defines requirements for Smoke Compartments and travel distances.*

- See **LS.02.01.20** above for examples of how the program supports these Elements of Performance.

Fire Alarm Systems (Standard LS 02.01.34)

The hospital provides and maintains fire alarm systems.

- Hospitals are required to provide and maintain fire alarm systems.
  - Locations of fire alarm components can be documented within the solution.

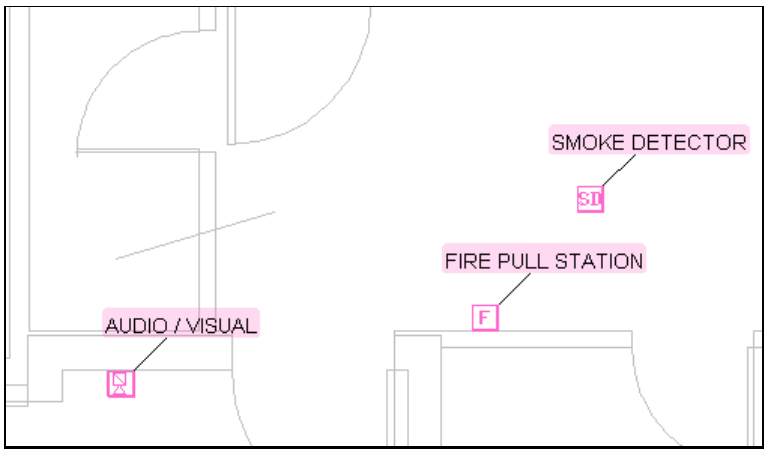


Figure: Locations of Fire Alarm Components on SMARTPRINT Drawing

- Equipment lists, reports, maintenance and Inspections of the system components can be managed similar to that shown in **EC.02.03.05 Fire system Testing** and **EC.02.05.01 Managing Utility systems**.

Fire Extinguishing Systems (Standard LS 02.01.35)

The hospital provides and maintains systems for extinguishing fires.

- Hospitals are required to provide and maintain systems for extinguishing fires.
  - Locations of fire extinguishing components can be documented within the software.
  - The various types and sizes can be identified and reported on.

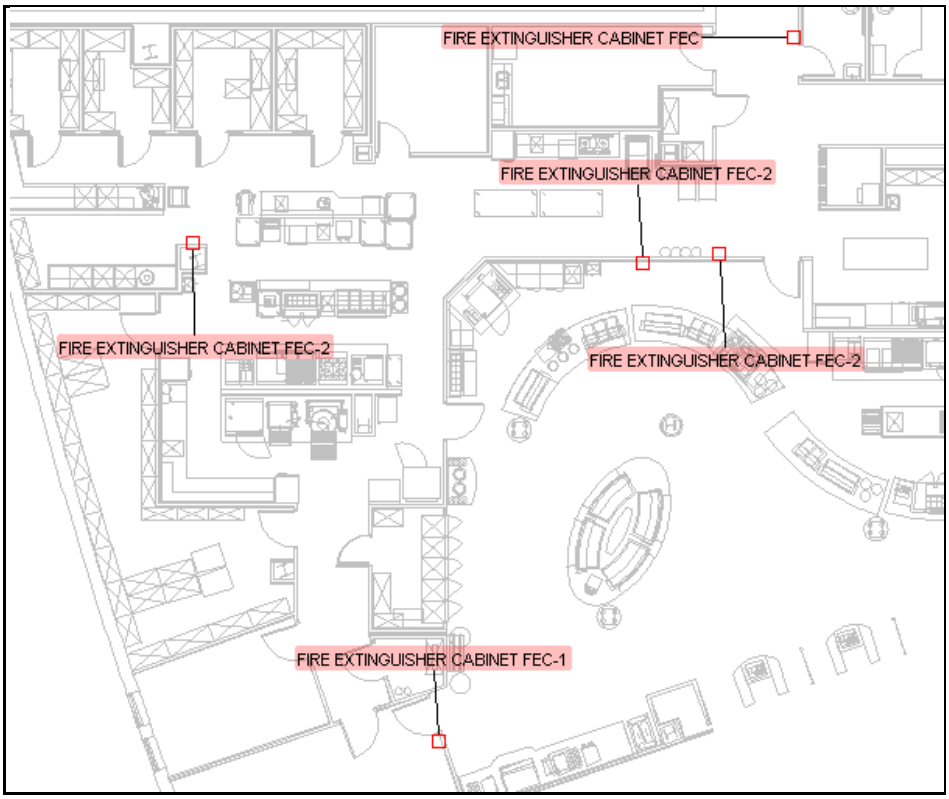


Figure: Locations of Fire Extinguishing Components on SMARTPRINT Drawing

  - Inspections of the system components can be managed through the PM system.
  - Equipment lists, reports, Scheduled maintenance and Inspections of the system components can be managed similar to that shown in **EC.02.03.05 Fire system Testing** and **EC.02.05.01 Managing Utility systems**

Hazards of Fire and Smoke (Standard LS.02.01.50)

The hospital provides and maintains building services to protect individuals from the hazards of fire and smoke.

Effects of Smoke and Heat (Standard LS.03.01.10)

Building and fire protection features are designed and maintained to minimize the effects of fire, smoke and heat.

- See **Standard LS.02.01.10** for similar representation of support.

Maintains Egress LS.03.01.20 (Standard LS.03.01.20)

The hospital maintains the integrity of the means of egress.

- See **Standard LS.02.01.20** for similar representation of support.

Hazards of Fire and Smoke (Standard LS.03.01.30)

The hospital provides and maintains building features to protect individuals from the hazards of fire and smoke.

- See **Standard LS.02.01.30** for similar representation of support.

Fire Alarm Systems (Standard LS.03.01.34)

- See **Standard LS.02.01.34** for similar representation of support.

Fire Extinguishing Equipment (Standard LS.03.01.35)

The hospital provides and maintains equipment for extinguishing fires.

- See **Standard LS.02.01.35** for similar representation of support.

ADDITIONAL ITEMS FOR CMS LIFE-SAFETY SURVEY

- Facility Layout Plan (updated floor plans)
- Facility Layout showing locations of Emergency overhead lighting and electrical plugs
- Boiler inspection reports
- Existing Building Construction Dates
  - An annotation layer for each building could depict the dates of construction for the different parts of the facility.
- Last fire inspection on Fire Box on Gas Fired Dryers in Laundry
- PM System can manage the scheduling of the inspections and documenting the results.
  - Electrical outlet testing
  - Electrical panel box inspections
  - Fire Escape Inspections