

## **310\_675-7-14.1 Facility maintenance**

### **(a)**

Each facility shall have a maintenance program, which ensures continuing maintenance of the facility and equipment, promotes good housekeeping and sanitary practices throughout the facility.

### **(b)**

The maintenance records shall include: (1) A written orientation program for maintenance personnel. (2) A plan for reporting problems and responding to maintenance, housekeeping, or sanitation needs. (3) Response to major maintenance problems, if any, and plans for addressing any problem that cannot be corrected within three calendar days. (4) A copy of the service record from a sprinkler or fire alarm company that provides service for the automatic sprinkler and fire alarm system. (5) Verification that facility maintenance personnel are certified or licensed as required by state law.

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that cannot be corrected within three calendar days.

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A copy of the service record from a sprinkler or fire alarm company that provides service for the automatic sprinkler and fire alarm system.

**(5)**

Verification that facility maintenance personnel are certified or licensed as required by state law.

**(c)**

The facility shall be maintained free of infestations of insects, pests and rodents.

(1) The facility shall have a pest control program provided by maintenance personnel, or by contract with a pest control company, using the least toxic, least flammable, and most effective pesticides. If maintenance employees are used, they shall be currently licensed as commercial pesticide applicators. (2) Pesticides shall be stored in locked storage areas and not be stored in resident or food areas, (3) In the absence of other effective controls, screens shall be provided on all building exterior openings except doors.

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**(3)**

In the absence of other effective controls, screens shall be provided on all building

exterior openings except doors.

**(d)**

All sewage shall be discharged into a public sewer system, or if such is not available, shall be disposed of in a manner approved by state and local health authorities.(1) When a private sewage disposal system is used, maintenance records and system design plans shall be at the facility. (2) No exposed sewer lines shall be located directly above working, storage, or eating surfaces in the kitchens, dining rooms, pantries, or food storage rooms, or where medical or surgical supplies are prepared, processed, or stored.

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**(e)**

All plumbing in the facility shall be installed and maintained in accordance with state and local plumbing codes. All plumbing shall be maintained free of the possibility of back-flow and back siphonage through the use of vacuum breakers and fixed air gaps.

**(f)**

If an incinerator is used, it shall comply with state and local air pollution regulations, and shall be constructed to prevent insect and rodent breeding and harborage.

**(g)**

Entrances, exits, steps and outside walkways shall be kept reasonably free from ice, snow, and other hazards.

**(h)**

Buildings, grounds, and parking areas shall be maintained in a clean, orderly condition, in good repair, and be monitored for possible hazards.

**(i)**

Storage areas, attics, roofs, and basements shall be kept safe and free from accumulations of extraneous materials such as refuse, discarded furniture, and old newspapers.