

R432-150-28 Maintenance Services

(1)

The facility must ensure that buildings, equipment and grounds are maintained in a clean and sanitary condition and in good repair at all times for the safety and well-being of residents, staff, and visitors. (a) The administrator shall employ a person qualified by experience and training to be in charge of facility maintenance. (b) If the facility contracts for maintenance services, there must be a signed, dated agreement that details all services provided. The maintenance service must meet all requirements of this section. (c) The facility must develop and implement a written maintenance program (including preventive maintenance) to ensure the continued operation of the facility and sanitary practices throughout the facility.

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The administrator shall employ a person qualified by experience and training to be in charge of facility maintenance.

(b)

If the facility contracts for maintenance services, there must be a signed, dated agreement that details all services provided. The maintenance service must meet all requirements of this section.

(c)

The facility must develop and implement a written maintenance program (including preventive maintenance) to ensure the continued operation of the facility and sanitary

practices throughout the facility.

(2)

The facility must ensure that the premises is free from vermin and rodents.

(3)

Entrances, exits, steps, ramps, and outside walkways must be maintained in a safe condition with regard to snow, ice and other hazards.

(4)

Facilities which provide care for residents who cannot be relocated in an emergency must make provision for emergency lighting and heat to meet the needs of residents.

(5)

Functional flashlights shall be available for emergency use by staff.

(6)

All facility equipment must be tested, calibrated and maintained in accordance with manufacturer specifications. (a) Testing frequency and calibration documentation shall be available for Department review. (b) Documentation of testing or calibration conducted by an outside agency must be available for Department review.

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(7)

All spaces within buildings which house people, machinery, equipment, approaches

to buildings, and parking lots must have lighting.

(8)

Heating, air conditioning, and ventilating systems must be maintained to provide comfortable temperatures.

(9)

Back-flow prevention devices must be maintained in operating condition and tested according to manufacturer specifications.

(10)

Hot water temperature controls must automatically regulate temperatures of hot water delivered to plumbing fixtures used by residents. Hot water must be delivered to public and resident care areas at temperatures between 105-115 degrees F.

(11)

Disposable and single use items must be properly disposed of after use.

(12)

Nursing equipment and supplies must be available as determined by facility policy in accordance with the needs of the residents.

(13)

The facility must have at least one first aid kit and a first aid manual available at a specified location in the facility. The first aid manual must be a current edition of a basic first aid manual approved by the American Red Cross or the American Medical Association.

(14)

The facility must have at least one OSHA-approved spill or clean-up kit for blood-borne pathogens.

(15)

Vehicles used to transport residents must be: (a) licensed with a current vehicle registration and safety inspection; (b) equipped with individual, size-appropriate safety restraints such as seat belts which are defined in the federal motor vehicle safety standards contained in the Code of Federal Regulations, Title 49, Section 571.213, and are installed and used in accordance with manufacturer specifications; (c) equipped with a first aid kit as specified in R432-150-28(13); and (d) equipped with a spill or clean-up kit as specified in R432-150-28(14).

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(c)

equipped with a first aid kit as specified in R432-150-28(13); and

(d)

equipped with a spill or clean-up kit as specified in R432-150-28(14).