

THE WHISTLE

FLORIDA HEALTHCARE ENGINEERING ASSOCIATION



THE PRESIDENT'S CORNER

Lamar Bragg, *CHE, CHFM*

I am so grateful to be a part of FHEA. It is such a great organization, and we will only continue to grow as the leader in the State of Florida. I especially want to thank our exhibitors, sponsors, membership, the Board of Directors, and our staff for their parts in the recent successful FHEA Trade Show & Educational Conference in Orlando. These relationships are built on integrity, excellence, and knowledge AND you could not ask for a better team to guide FHEA.

(Continued on next page)

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FHEA CELEBRATES 60 YEARS!

MEMBER FEATURE - MIKE MALONE

As the FHEA's quarterly publication, The Whistle, reaches its 60th year, it is fitting both to recognize this organization's continuous dedication to creating member connections through the newsletter, and to marvel at how far the association has come from its very early days when, beyond the newsletter, communication was accomplished through formal mailed letters and an occasional phone call.

Acknowledging some of the individuals who had an early impact on the FHEA's growth also befits the marking of this historical anniversary. This issue recognizes Mike Malone, owner of Industrial Engineering, whose span of involvement with the FHEA dates back to the 1970's. In the beginning of this long relationship, Mike's company counted many healthcare facilities as loyal clients in all four districts. His company gained a strong reputation for providing expertise in boilers/boiler room/steam/mechanical applications, and the resultant close ties to his customers were part of his success. *(Continued on next page)*

FHEA CELEBRATES 60 YEARS (CONTINUED)



Mike was invited by a group of FHEA members that included Ron Willemsen, FHEA's 18th President - 1979-80, and facility director at St. Mary's Medical Center in West Palm Beach, for the purpose of sharing his experience with other associations that held meetings that included trade shows. He discussed how FHEA might start one and described the benefits he saw for both the facility managers/owners and the companies offering products and services that supported the facilities. With this knowledge and encouragement began the very earliest events where vendors had a presence at FHEA state meetings.

FHEA PRESIDENT - 1992-93, WILLIAM HOPPER, PRESENTS AN AWARD TO MIKE MALONE, AND MIKE'S "RIGHT HAND", KEVIN COLEMAN, AT FHEA'S 31ST ANNUAL MEETING & TRADE SHOW.

Before dedicated space was reserved at the meeting venue for exhibitors' tabletops or booths, these earliest displays were no more than a small handful of vendors whose reserved hotel rooms were located close together on the same floor, placing tables with their small displays outside their rooms for FHEA meeting attendees to visit and connect, and perhaps share a beer that Mike supplied from a cooler.

Humble, but it worked, and grew from there!

From then on, Mike and Industrial Engineering would be seen at every Spring and Fall FHEA meeting as an exhibitor but also as the quiet congenial host of the Industrial Engineering Hospitality Suite that became a fixture at these meetings. All were welcome with the caveat that its purpose was to provide a place for the healthcare engineers to unwind and socialize after the day's meeting. It's been heard that Mike feels this was one of the best things he ever did and made him the happiest, providing an environment where friendships and relationships grew among FHEA members and strengthened the association. The FHEA thanks Mike Malone for his long years contributing to the association both professionally, and as a remarkable friend.

PRESIDENTS MESSAGE (CONTINUED)

In case you missed it, or have not heard, the Annual Spring Meeting just wrapped up in Orlando at the Caribe Royale, and by all accounts, the conference and trade show was excellent. The venue was exceptional: the speakers and educational topics were outstanding: our Supporting members showed us the latest in products and services during the FHEA Trade Show: and the golf outing, along with casino night, just made the conference that much more enjoyable. (Side note - that was the first time in my life dancing for money - if you have video, please destroy it.) It was wonderful to catch up with folks from around the state, especially after the last several years.

With that said, FHEA will be celebrating a milestone - 60 years, 1962-2022. This celebration will come full force October 24-26th at the Fall FHEA Expo and Conference at the Renaissance World Golf St. Augustine - coincidentally, taking place in the oldest continuously occupied settlement of European and African American origin in the United States. Forty-two years before the English colonized Jamestown and fifty-five years before the Pilgrims landed at Plymouth Rock, the Spanish established at St. Augustine this nation's first enduring settlement.

Truly, 60 years is a time to reflect on the past a bit and remind ourselves of the great leadership that formulated the FHEA into its present state. Without those progressive ideas and leaders, the FHEA might have been just another footnote in the healthcare world. As the son of a nurse, I can still see my mother dressed head to toe in white - yes, things have changed for the better, but it's still about the patient and how we as group protect them. *(Continued page 8)*

FHEA FALL MEETING

October 24 - 26, 2022

"Time to Climb: Integrate, Innovate, and Motivate"

1962 - 2022



FLORIDA HEALTHCARE ENGINEERING ASSOCIATION



KEYNOTE SPEAKER
Alan Mallory

Keynote Sponsor:



**REGISTRATION
WILL OPEN
SOON!**

- FHEA Healthcare Engineer Members (\$65.00)
- FHEA Certified Engineers (CHE) (\$55.00)
- FHEA Life Members (Complimentary)
- FHEA Supporting Members (\$200.00)
- Non-member (250.00)
- CHC Course (Member) - \$50
- CHC Course (Non-Member) - \$100



Renaissance World Golf Village
500 South Legacy Trail
St. Augustine, FL 32092

RESERVE YOUR ROOM

Use the link below to make your room reservation at the Renaissance World Golf Village in St. Augustine and receive the FHEA group rate.



THANK YOU

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FHEA Annual Meeting Highlights



FHEA Booth Awards

**MOST ORIGINAL
ASSA ABLOY**



**MOST INFORMATIVE
AAON**

**BEST OF SHOW
TREMCO**



FHEA ANNUAL MEETING TRADE SHOW EXHIBITORS

Thank you

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Acousti Engineering Company of Florida
ADT Commercial
Advanced Roofing
a-fabco, inc.
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Davidson Sales Company
Debonair Mechanical
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Dynamic Air Quality Solutions
Electrical Reliability Services
EMCOR Mechanical Services of Central FL
Engineered Energy Equipment, Inc.

Envinity
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Environmental Diagnostics Laboratory
EOLA
ETS-Lindgren, Inc.
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Flagship Fire, Inc.
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Flow Control Technology Company LLC
FSI (Facilities Survey LLC)
Garratt-Callahan Company
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Hensel Phelps
Hepacart, Inc.
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IDeACOM Healthcare Communications of Florida, Inc.
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Inpro Corporation
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Krystal Klean
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Leviton Manufacturing Co., Inc.
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MaintenX International
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McEnany Roofing & Contracting, Inc
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Miller Electric Company
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Modular Services Company
Momar
Nalco Water an Ecolab Company
Nash Plumbing and Mechanical, LLC.
National Building Contractors, Inc.
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Nexxspan Healthcare, LLC
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Nora by Interface
Original Solutions Company, Inc.
P&A Roofing and Sheet Metal Inc.
Paladin Healthcare LLC
Pantera Technical Services Corp
PBA Design Group, Inc.
PDI Communication Systems, Inc.
Performance Roof Systems
Petroleum Recovery Services
Pevco
PG LifeLink
Phigenics
Phoenix Products
Pipe Restoration Solutions
Plunkett Raysich Architects, Inc.
Portable Air and Power
Powerex
PowerLogics, Inc.
PowerSecure, Inc
Premier Medical, Inc.
Premier Water & Energy Technology, Inc.
Project Management Advisors, Inc
Pure Air Control Services, Inc.
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 Yorkshore Sales & Marketing Commercial
 Flooring
 Yown's Boiler Service, Inc.

Thank you to
 our FHEA
 Supporting
 Member
 Companies

President's Message (Continued)

And restating the obvious, that FHEA is an educational tool for members, District 3, along with the State, is sponsoring the upcoming NFPA 99 Certification Course in Orlando. This event sold out very quickly and is proof that members are interested in education. Look for more of these types of educational events in the future, including the CHC course that will be offered at the fall meeting. I know it is difficult for many of us to find the time to travel to upcoming events, but please make every effort to attend this very special meeting in October.

As FHEA celebrates year 60, and looking back, I would like to use a quote from Past President Mike Barrow: "Healthcare is not new to change and we are all used to new challenges — change will always be in our future. How you accept this change and adjust will determine whether you stay at the top of your profession. Take time for family and friends and enjoy each day."

Have a great summer and see you in October,
 Lamar Bragg
 FHEA President





ASHE NEWS

Larry Peterson, CHE, CHFM, CHSP; ASHE Region 4 Liaison

Summer is upon us and it's the time for the ASHE Annual Conference & Technical Exhibition scheduled for July 17-20 in Boston Massachusetts. This year's event will be the first full in person conference since the covid pandemic hit the US in early 2020. If you are planning to attend, be aware that the American Hospital Association will follow CDC guidelines and may require proof of vaccinations for those attending the conference. The conference is your chance to learn, network, and discover new solutions in the healthcare facility management field.

Education topics will include codes and compliance: sustainability and efficiency: infection prevention: and more. For your certification needs, there will be over 15 continuing education credits available. The Keynote speaker for this year's event is Dr. Sudip Bose who will be talking about leadership under pressure. Dr. Bose is considered one of America's foremost doctors on mass casualty, disaster care, PTSD, and now, the coronavirus pandemic. Dr. Bose will share battlefield proven strategies to stay grounded in the face of overwhelming circumstances, lead under pressure, and make tough decisions, even in the most unconventional environments.

For those attending, the average July high temperature in Boston will be in the low 80's with lows in the mid 60's, so it will be a nice break from the Florida heat. Make sure to take some time to enjoy the rich history of Boston, attractions, and the local cuisine. I hope to see of you there.

The Quarterly Liaison and Sustainability Webinar slide decks are available to you on the FHEA website at [FHEA.org/Resources/Advocacy](https://www.fhea.org/Resources/Advocacy). Besides the slide decks, a full video recording of the webinars is available on the ASHE website at [Advocacy Liaisons/Advocacy Liaisons Community and Resources](https://www.ashe.org/Advocacy-Liaisons/Advocacy-Liaisons-Community-and-Resources). Webinars cover many topics for your use, including proposed code changes and code updates, energy topics, infection prevention, and many other items of interest.

Lastly, start preparing to recognize your team during the National Healthcare Facilities and Engineering week scheduled for October 23-29, 2022. They are the backbone of what you do, so make sure they know how much you and your organization appreciate their efforts. As a part of that week, the FHEA will be celebrating our 60th Anniversary in the "oldest city," St. Augustine, October 24 – 26th at the Renaissance World Golf Village – stay tuned for more details. Plan to attend and bring your team!

CODES AND STANDARDS

John Hatfield, CHE, CHEP
Chair, FHEA Codes & Standards



AGENCIES ISSUE ALERT ON INFRASTRUCTURE CYBER THREAT

The Department of Energy, Cybersecurity and Infrastructure Security Agency, National Security Agency (NSA), and Federal Bureau of Investigation last month recommended critical infrastructure organizations take steps to prevent malicious actors from accessing their industrial control system and supervisory control and data acquisition devices to disrupt critical functions in their operational technology networks. John Riggi, American Hospital Association nation advisor for cybersecurity and risk, stated, “This alert, which includes intelligence from the NSA, warns us of a serious threat to operational technology that may be present in hospitals and in use by our mission-critical third parties. The disruption of mission-critical operational technology may directly or indirectly negatively impact health care delivery.”



TIPS FOR SURVEYS

Hospitals and healthcare facilities are open to many inspections to assure they comply with the codes and standards that they need to meet to stay compliant and to stay in operation such as CMS accreditation surveys from the Joint Commission, Agency for Health Care Administration (AHCA) life safety and compliant surveys, Division of Environmental Resource Management (DERM), Occupational Health and Safety Administration (OSHA), local fire marshal inspections, local department of Health inspections, etc. etc. and it is vital that your organization is compliant and ready for all types of inspections.

THE FOLLOWING IS AN ARTICLE FROM JOHN HATFIELD FHEA CODES AND STANDARDS CHAIR BASED ON HIS PERSONAL EXPERIENCES FROM PAST SURVEYS:

- 1) **Be prepared:** most organizations that do inspections have a schedule or pattern of doing inspections and most are unannounced. For example, the Joint Commission may do your hospital or healthcare organizations accreditation survey for Center for Medicaid and Medicare Services (CMS) once every three years, local fire marshal comes once per year, etc. so it is important to know who surveys you and how often so you can prepare and be ready.
 - a) Mark your calendar when they were there last so you can predict when they may come again and create a survey window when you think they will come.
 - b) Have updated life safety drawings available and master keys and card access to access all areas of facility. Inspectors when asked to see areas of hospital get frustrated if you have to fumble to provide access and you want building tour to go well and as quick as possible as new issues arise quickly. *(Continued next page)*



TIPS FOR SURVEYS (CONTINUED)



c) Another way to be prepared for survey is to get copies of the codes and standards your organization needs to meet from each organization that surveys you to be compliant and do mock surveys checking all codes and standards to hospital environment and operations to assure compliance. See attached for 2022 Joint Commission codes and standards.

Most organizations will set up mock surveys to be conducted a short while before you are scheduled or from past survey patterns to give time to make corrections prior to actual survey. This can be achieved by hiring an outside consultant or having your corporate directors or other managers that are familiar with the codes and standards and the survey process. Schedule time to mimic survey process of organization that surveys you and do an audit of the hospital comparing to the codes and standards to assure compliance. Identify areas of concern or where you feel you are not compliant, do an action plan to correct deficiencies found, and you should be well prepared.

2) **Be Confident:** You know your facility well and the codes and standards you need to meet.

a) When dealing with surveyors, be calm and confident.

b) Surveyors want to see a normal day operation when doing surveys so if they see many running around in panic or nervous may lead them to believe this is not normal operations and people know survey is being conducted and trying to correct issues, such as clearing items from hallways, cleaning out electrical rooms, etc.

c) The expectation is that your facility is compliant with the life safety codes and standards on a daily basis. You should always have clear hallways with no improper storage, and your staff must follow your policies and procedures that support the life safety code.

3) **Do not volunteer information:**

a) When asked questions from the surveyor, keep your answers concise and only answer the question that they ask and do not elaborate. If you give more information than is needed and the surveyor is not happy with answer, it may allow surveyor to dig in deeper and do a tracer, ask more questions and to show your process that could maybe avoided.

b) Do not make up answers on the fly. If a surveyor asks you a question that you do not know the answer, do not make one up. It is OK to tell the surveyor let me refer to my policy or my process before I give you a response.

4) **Take good notes when doing building tour:**

a) When doing your building tour, take good notes of all surveyor items identified. Most surveyors want the survey to be more educational and not so confrontational. Feel free to ask for clarifications or what the surveyor recommends if problems are found that you do not have a good answer to correct them.

b) Surveyors will cite what they feel deserves to be cited and the new way is we see it, we cite it leading to more violations then in the past, but at times, surveyors will not cite you for a violation and just comment on it. If they comment on something, I recommend correcting it as if it was a violation as surveyors also take good notes and may check on it on next inspection. If they see they commented on it on last survey and you corrected it, you will develop trust. You need to develop a trust relationship with the surveyors as the better the relationship with the surveyor the less violations you will receive and more comments. *(Continued next page)*

TIPS FOR SURVEYS (CONTINUED)

5) Do not argue:

- a) While doing your building tour, if you have a disagreement with the surveyor such as they see it as a violation and you see it differently, stay calm. In a professional manner, state your point of view, and justify why you feel differently.
- b) If you still have a difference of opinion when they do exit and list violations being given, ask that when they go back and review with supervisor prior to finalization of findings to please ask for clarification and present your side with justification.
- c) If you still have a difference of opinion, there is an Informal Dispute Resolution (IDR) process. I would not recommend that you take it unless it is too cost prohibited and to just follow their guidance to correct it to continue to keep good relations and trust relationship with surveyors

6) Take care of business:

- a) Once survey process is completed and you have received list of violations, do a deep look to find out what went wrong and why you got violation following Root Cause Analysis (RCA) to find out the reasons why you received violation or why your process failed. The Joint Commission is looking for a culture of safety in all you do as well as to be a high reliable organization with zero harm.
- b) Once root cause analysis is developed, follow PDCA create a Plan to correct violations. Do carry out plan. Check on progress, and act to make changes if process needs improvement
- c) Once you correct violations, make any changes to policies or process to support continued compliance.
- d) Monitor your progress and report to safety committee.

Surveys can be tough and very stressful. Our job as facility engineers is not an easy one but stay calm and confident you got this.



Life Safety & Environment of Care Document List and Review Tool

Click on the link to view the documentation required by the Hospital Accreditation Program Life Safety (LS), and selected Environment of Care (EC) standards. The Life Safety surveyor will begin review of these documents soon after arrival for the onsite survey.



Surveyors may request other EC and LS documents, as needed, throughout the survey.

This list also includes some elements of performance that do not require documentation but appear as reminders to both organizations and surveyors of these expectations.

Organizations may want to consider using this tool in their continuous compliance and survey readiness efforts.

Revisions to this document are identified by underlined text.

Additional resources, including a Fire Drill Matrix, are available on The Joint Commission website, Physical Environment Portal which is accessible using the following link:

<https://www.jointcommission.org/resources/patient-safety-topics/the-physical-environment/>.

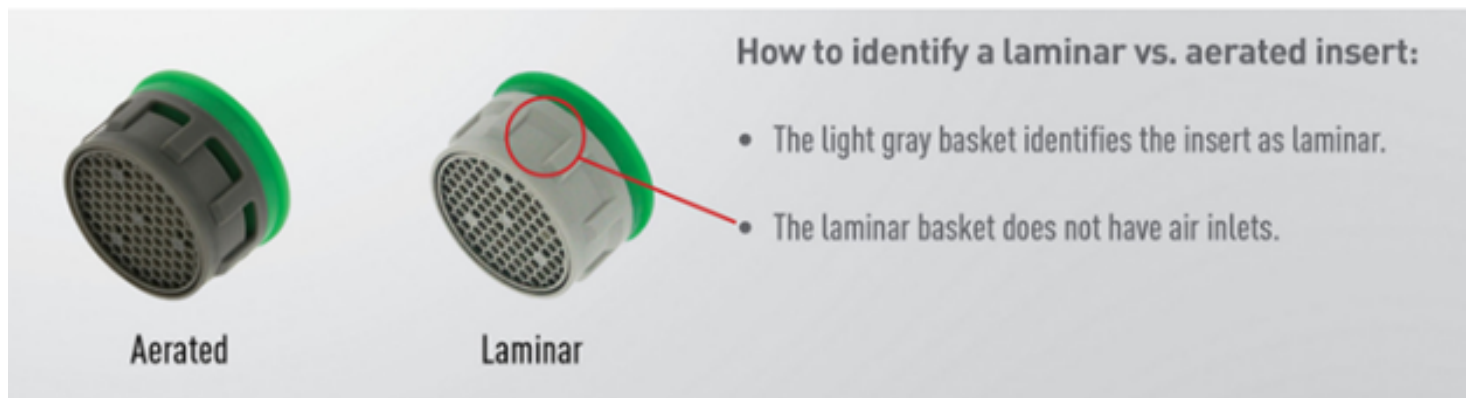
EDUCATION

By: John Crouch, Director of Facilities at AdventHealth Wesley Chapel, FHEA Education Chair

Greetings from your FHEA Education Chair!

You are never too tenured to learn - what have you learned lately in your career?

Faucet Aerators vs. Laminar Flow devices: Did you know that faucet aerators and laminar flow devices are not the same? They look alike because they have to fit into the same faucet, but while aerators have the potential to be breeding grounds for Legionella and other pathogens, laminar flow devices do not. Read the one page link to fully understand. Faucet Outlets: Aerators vs Laminar-Flow (thepartworks.com)



CHC Certification: Have you received your CHC (Certified Healthcare Constructor) certification yet? If not, consider staying competitive and a leader in your Facilities Management profession. Each year, at a FHEA meeting, we offer either CHC or CHFPM certifications. For October 2022, we are providing the CHC certification class and the opportunity to take the test. If you take the test after attending the class, please understand that results will not be known immediately. If you have the test proctored at a sanctioned online test proctoring location, you will learn the results immediately.

[Certified Healthcare Constructor \(CHC\) | AHA](#)

NFPA Committees Needs You: How do you feel about the annual updates to the NFPA? Have you often felt that you have a better solution than those implemented? The NFPA is seeking members for their technical committees. This is an opportunity to put a face to the problems we all face when adopting new standards. Check out the link. The FHEA conference last month had an excellent presentation by one of the leaders of NFPA who spoke at length to this. [NFPA Technical Committees seeking members](#)



FHEA MEMBERSHIP DEVELOPMENT

By: Felix Robinson, FHEA Membership Chair

The Membership Development Committee met on 9 March 2022 and 20 April 2022 via ZOOM. Discussions continued from those of the first meeting on ways to retain and increase FHEA membership. Here are some of the ideas and follow-up:

- ASHE membership data was provided to each district president as part of the effort to align ASHE and FHEA memberships. The goal is to encourage those with ASHE membership to also become members of FHEA.
- For easier access to the membership application, a “Join Now!” button was added to the FHEA website home page, in addition to having it under the membership tab.
- The committee discussed and is currently researching an FHEA advertisement in other healthcare associations publications/websites to increase publicity. Exposure at other expos and events has been done with a booth and information.
- Various event and education reminders have been going out regularly for increased communications to members. These reminders have been going out in addition to newsletters, “The Whistle,” and the “FHEA Alert.”
- The committee discussed increasing activity on social media platforms to share FHEA activity and to consolidate discussions on LinkedIn.
- The committee also discussed creating a referral program with incentives with an award at the end of the year for the most referrals. A referral line has been added to the membership application.
- Engineering support at meeting to get more involvement and Supporting Member interaction was discussed with a vendor spotlight was also an idea.
- A member survey is another idea for beneficial member feedback. Further discussion is needed for this.
- Copies of the FHEA Membership Brochures were distributed to vendors.
- A topic forum like ASHE’s Community Digest, which would be FHEA specific, was discussed but needs to be investigated further.
- There was an idea of supplying a membership directory, but a published copy would become dated quickly. The membership directory is available on the FHEA website.
- The word-of-mouth approach is most effective, so everyone is encouraged to continue to spread the FHEA word.

The next committee meeting is scheduled on 13 July 2022.

DISTRICT HIGHLIGHTS



District II Happenings

President Paul Hamilton, CHFM, CHC



District II is continuing to have our quarterly meetings. The meetings have an educational session that varies each time in topic. We place great importance on education - sharing information with each other or listening to a presentation. Something valuable comes from each of those experiences. FHEA is a great tool for all Healthcare Engineers.

It was great to see so many of our members at the recent FHEA Trade Show & Educational Conference. We look forward to the upcoming 60th Anniversary FHEA Expo and Conference, October 24 – 26, in St. Augustine. Mark your calendar and plan to attend.



FHEA DISTRICTS

Become more involved in the FHEA by taking part in District activities. To learn more, visit the District pages on www.fhea.org. You will see the Florida counties included in each, as well as leadership and meetings.

District I

District II

District III

District IV

DISTRICT HIGHLIGHTS

**District III Message**

President Jordan Smith, CHFM, CHC, CHE



District III has over 700 Active and supporting members who seek out opportunities for career education, professional networking, and business opportunities. With such a wide and diverse group, we are fortunate to have volunteer leaders who donate their time to make the district as strong as it is.

One such group deserving special recognition is our Community Services Committee. This committee is chaired by Rick Dandrow, and its members are Norma Lopez, Jeff Kovach, and myself. Each of these individuals has a strong passion for giving back to the communities where they live, work, and play. FHEA District III benefits greatly from their leadership. Just this year, this group has organized a sock drive to benefit the Christian Service Center, a peanut butter cracker drive for Kids Pack, and organized FHEA volunteers for Rebuild America.

By yourself, one pair of socks, one package of peanut butter crackers, or a single paint brush will not make a much of a difference. Collectively however, our efforts have made meaningful differences for homeless people in Orlando, hungry kids in Lakeland, and disabled homeowners trying to stay in their homes. From the bottom of my heart, thank you to each and every member who has contributed to these efforts.

Our Community Services Team continues to plan meaningful ways to give back. Please save the date for another networking event/food drive to benefit Kids Pack on August 18th in Orlando. Details are being finalized, and announcements will come out soon. Please plan to come for the networking and socializing, but I hope you'll also choose to make a contribution to Kids Pack when you come. Together, we can make a difference.

Happy 4th of July!
From the FHEA
Management
Team



ADVOCACY ADVISER- NEW VERSUS EXISTING BUILDING REQUIREMENTS

Lennon Peake, PE, SASHE
Koffel Compliance

A common question facing health care facilities managers is, “Does this existing condition, which may not meet code, require remediation?” The answer is not always clear and may require further investigation.

Most codes and standards are intended for new construction, while some contain a significant number of requirements that apply to existing buildings, such as the National Fire Protection Association’s NFPA 1, Fire Code; NFPA 101®, Life Safety Code®; and the International Code Council’s International Fire Code. Additionally, NFPA 99, Health Care Facilities Code, contains requirements that apply to existing facilities, which are detailed in the “Applicability” sections at the beginning of several chapters.

When renovating an existing area, it is important to remember to remember that a life safety feature cannot be downgraded below the requirement for new construction. For example, a 10-foot-wide corridor in an existing health care occupancy is permitted to be reduced to 8 feet during a renovation project; however, the width cannot be reduced below 8 feet, even though existing buildings only require 4-foot-wide corridors.



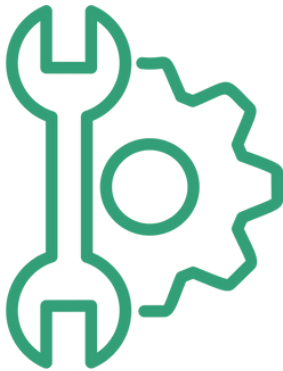
Also, where there is a conflict between the requirements of a reference standard and NFPA 101, NFPA 101 state that is requirements shall govern. However, authorities having jurisdiction (AHJs) will usually enforce the most stringent of the conflicting requirements.

Compliance with reference standards is generally required but, in limited instances, may not be required for all existing conditions. An existing building is permitted to meet the reference standard enforced at the time of construction, provided the lack of conformity does not pose a hazard to life safety as determined by the AHJ. However, it can be difficult determining which reference standard was enforced when the area was constructed.

Determining the best approach to address existing conditions that may or may not be code compliant is not a simple task. Thorough code research and obtaining documented local AHJ approval is a good first step before addressing the issue with the Centers for Medicare & Medicaid Services or an accrediting organization.

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Examining the Benefits of Predictive Maintenance



Predictive maintenance (PdM), also sometimes called condition-based maintenance, has been around for a long time, just not by these specific names. Workers often used simple tools of the trade (e.g., a screwdriver, a short pipe, human hearing, and sense of smell) to assess unusual equipment sounds, unexpected vibrations, and pending failures.

PdM then further evolved during scheduled equipment inspections and testing by sampling oil or other fluids, using hand-held technology such as infrared scanners and ultrasonic condition monitoring. The results of scheduled inspections and testing are useful, providing that the results are assessed in time to permit completing necessary corrective action before a pending failure actually occurs.

More recently, many original equipment manufacturers have been providing new equipment with built-in sensors tied by the Internet of Things to software that is capable of diagnosing problems and creating work orders. Installed predictive technology has the benefit of continuous monitoring to determine and alarm staff of pending failures regardless of a testing calendar. The PdM sensor monitoring outputs, when acted upon to prevent pending failures, result in a much more reliable infrastructure.

The PdM sensor applications apply to equipment with moving parts such as fans, air handlers, pumps, and other mechanical or plumbing equipment. Numerous types of sensors can fill those needs. Electrical equipment PdM sensors also can include partial discharge monitoring (a subset of ultrasonic condition monitoring) and internal monitoring of physical operating conditions and other types of devices.

What is the benefit to a health care facility? The Department of Energy's (DOE's) "Operations and Maintenance Best Practices, Release 3.0---A Guide to Achieving Operational Efficiency" projects an 8% to 12% reduction in maintenance costs over a typical preventative maintenance program. The DOE document also states that, depending on a facility's reliance on reactive maintenance and material condition, those savings could exceed 30% to 40%. According to that publication, industry studies also have indicated 70% to 75% decrease in breakdowns, and 35% to 45% reduction in downtime.

An American Society for Health Care Engineering tool provides stepwise guidance for implementing PdM and recommends using reliability-centered maintenance to prioritize new PdM projects. Members can visit the link on the left side of this column to access it.

**BY DAVID STYMIEST,
PE, CHFM, CHSP,
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**MORE ONLINE: FOR
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