**Section 518.2120 Maintenance**

The freestanding emergency center shall have an organized engineering and/or maintenance department under competent supervision. The requirements of NFPA 99 shall apply in addition to the following:

a) Maintenance services shall be under the supervision of a qualified engineer or persons who have had commensurate experience in the maintenance of public or private plants, preferably health care facilities.

b) Personnel engaged in maintenance activities shall receive orientation and follow-up training, including training in principles of asepsis, cross-infection control, and safe practices.

c) The FEC shall have an effective, organized, detailed preventive maintenance program. Written instructions for operating and maintaining equipment and the various mechanical, electrical, and other systems contained in the FEC shall be available to maintenance personnel.

d) Maintenance and repairs shall be carried out in accordance with applicable codes and requirements of local jurisdictions, and applicable rules of the State Fire Marshal and the Department.

e) Space and equipment shall be provided for the managerial activities of the supervisor of maintenance for repair work and for storage of maintenance materials. Paints and oils shall not be stored in patient areas.

f) The FEC structure and its component parts shall be kept in good repair and shall be maintained with consideration for the safety and comfort of the occupants of the building. Mechanical and electrical equipment shall be maintained in good repair and operating condition at all times.

g) Roads, walks, and parking areas shall be properly maintained.

h) Grounds and buildings shall be maintained as follows:

1) In a clean condition free of safety hazards;

2) In a manner that will prevent standing water, flooding or leakage; and

3) Free of excessive noise, odors, pollens, dusts, or other environmental pollutants and such nuisances as may adversely affect the health or welfare of patients.

i) Ventilation, heating, air conditioning, and air changing systems shall:

1) Be maintained in good repair and shall be operated in a manner that will prevent the spread of infection and provide for patient comfort;

2) Be maintained and operated so that air shall not be circulated from laboratories, toilet rooms, janitors' closets, storage rooms, shop areas, soiled linen and soiled utility to any other part of the facility; and

3) Be provided, as needed, with acceptable air filtration equipment that is cleaned and serviced at adequate intervals.

(Source: Amended at 33 Ill. Reg. 8317, effective June 4, 2009)