

Building Tour Guidance



Documentation required by the Hospital Accreditation program Life Safety (LS) and selected Environment of Care (EC) standards is presented in the following pages. These documents will be reviewed by the Life Safety surveyor upon their arrival for the on-site survey.

Other EC and LS documents may be requested by surveyors their, as needed, throughout the survey.

This tool is provided to organizations for use in their continuous compliance and survey readiness efforts.

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Construction Areas		LS.01.02.01
Verify implementation of ILSMs at demolition, construction and renovation locations within the facility		EC.02.06.05
MAIN Fire Alarm Control Panels		LS.01.02.01 EP1
a	If panel is in not working/in trouble without staff knowledge	LS.02.01.34
b	Installed in properly protected area	LS.02.01.34 EP2
MAIN Piped Medical Gas Panels		
a	Working condition of main medical gas alarm panels (i.e., trouble indications)	EC.02.05.09 EP 7
b	Not at a continuously attended location (e.g., PBX, ED, etc.);	EC.02.05.09 EP 7
Bulk Oxygen/Medical Gas Tank Farm or Main Medical Gas Storage Area		
a	Condition of equipment – status, open valves, piping, tanks flexible attached connections	EC.02.05.09 EP1
b	Storage configuration and labeling (i.e., cylinder, precautionary room/are signage, full/empty)	EC.02.05.09 EP 7
c	Outdoor storage (weather protection for outside cylinders)	EC.02.05.09 EP 7
d	Proper labeling and accessibility of main control and source valves	EC.02.05.09 EP5
OR Suite - done early in the survey to allow the organization time to correct while on site. The review of corrective action must include documentation that other areas supplied by same air handler were not negatively impacted by corrective work		
a	Pressure relationships (check during survey), air exchange rates (balance reports)	EC.02.05.01 EP15
b	Temperature/humidity levels	EC.02.05.01 EP 15
b	Surgical fire prevention activities	EC.02.03.01 EP1
MAIN Engineering Locations – boilers, chillers, electrical distribution hub		EC.02.05.05,
a	Equipment - leaks, general maintenance issues, equipment out of service (ask about risk to patients)	EP4, EP5, EP6
b	Room - rated wall separation, penetrations, opening protection, fire proofing damage	LS.02.01.30 (if hazardous area) LS.02.01.10
c	Minimal storage in Air Handling Control rooms (i.e., only AHU filters)	EC.02.03.01 EP1
d	Eye wash station (and shower if required)	EC.02.02.01 EP5
e	Open J-boxes	EC.02.05.05 EP6
All Generators		
a	Overall condition/readiness of the generators - is it on auto start? Oil and coolant leaks, clearances, check how batteries are maintained, amount of fuel on hand, cold weather protection	EC.02.05.05 EP4
b	Battery powered task lighting lacking	EC.02.05.03 EP 10
c	Room – rated wall separations, sealed penetrations, opening protection, fire proofing damage	LS.02.01.10
d	Sprinkler (based on construction type) /heat detectors (if required)	LS.02.01.10 EP1 LS.02.01.34 EP4
e	Open J-boxes	EC.02.05.05 EP 6
f	Remote annunciator alarm panel - continuously attended location (e.g., PBX, ED, etc.)	EC.02.05.03 EP10
Auto. Transfer Switches		EC.02.05.07 EP7
a	Explore ATS's (inventory, circuit diagrams, interview)	EC.02.05.03 EP1
Fire Pump(s)		
a	Equipment overall condition/readiness of the fire pump -status, valves supervised/secure, leaks	EC.02.05.05 EP3
b	Room condition – rated separation, opening protective	LS.02.01.10
Kitchen		
a	Sprinkler head clearance over high storage.	LS.02.01.35 EP6
b	"K" extinguisher distance with signage; staff knowledge on how to properly use it	LS.02.01.35 EP11
c	Range hood extinguishing system - direction of nozzles, cleanliness, proper placement of filters	LS.02.01.35 EP14
d	Ansul Systems activates fire alarm system	LS.02.01.35 EP13
e	Fuel source disconnects upon activation of the Ansul system.	LS.02.01.35 EP13
f	Storage configurations – separate storage rooms or open to kitchen if allowed by code exceptions	LS.02.01.30
g	Sprinkler heads - condition, in refrigerators/freezers (if required by construction type or organization)	LS.02.01.35, EP5 LS.02.01.10, EP1
Gift Shop		
a	Storage limitations, fire door ratings, open to the corridor	LS.02.01.30 EP2, EP3, EP8
Main Entries/Lobby		
a	No smoking signs lacking	LS.02.01.70 EP4
b	Canopy sprinkler coverage	LS.02.01.10 EP1
c	Exit doors acceptable locking arrangements, emergency break open features	LS.02.01.20 EP1

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Loading Dock and Receiving Dept.	
a Proper safety features on compactor	EC.02.01.01 EP5
b Sprinkler head clearance over high storage	LS.02.01.35 EP6
Roof	
a Water ponding under air intakes; clogged bird screens on air intakes	EC.02.05.05 EP4, EP5, EP6
b Proper identification of hazardous exhausts	EC.02.02.01 EP9
Empty Patient Rooms	
a Call lights, blocked doors/damages, damaged medical gas outlets, oxygen tanks not in stands	EC.02.05.05 EP6 EC.02.05.09 EP6 EC.02.06.01 EP1
b Areas clean, excessive wall/ceiling damage	EC.02.06.01 EP20
c Furniture safe and in good repair	EC.02.06.01 EP26
Exit Stairs, Rated Exit Passageways, Exterior Discharge Areas	
a Proper construction – walls/decks and opening protective	LS.02.01.10 EP 6, 10
b Proper door labeling; operation	LS.02.01.10 EP5, EP7
c Clearances/obstructions	LS.02.01.20 EP13
d Egress lighting and exit signage	LS.02.01.20 EP32, EP33, EP34
e Locking configurations	LS.02.01.20 EP1
g Stair not used as a chase for utilities serving other areas	LS.02.01.20 EP32
h Exterior public discharge surfaces and two sources lighting	LS.02.01.20 EP9 EP33
Smoke Barriers	
a Above-the-ceiling - smoke dampers, type and condition of penetration sealant; fire proofing damage; no support from fire sprinkler pipes; no open junction boxes	LS.02.01.30 EP18 EP22 EP21 LS.02.01.35 EP4 EC.02.05.05 EP6
b Below-the-ceiling - Automatic door closers, door coordinators, door clearances/undercuts	LS.02.01.30 EP19
Two hour rated barriers	
a Above-the-ceiling - fire dampers, type and condition of penetration sealant; fire proofing damage; no support from fire sprinkler pipes; no open junction boxes	LS.02.01.10 EP10 EP9 LS.02.01.10 EP1 LS.02.01.35 EP4 EC.02.05.05 EP6
b Below-the-ceiling - door latching, door rating labels, protective plate heights, door undercuts	LS.02.01.10 EP5 EP7
Hazardous Areas	
a Above-the-ceiling (if not sprinklered) - walls, penetrations; fire proofing damage; no support form sprinkler piping; no open junction boxes	LS.02.01.30 EP2,3 LS.02.01.10 EP1 LS.02.01.35 EP4 EC.02.05.05 EP6
b Below-the-ceiling - sprinkler head clearances, door latching, door rating labels, protective plate heights (non-sprinkler), door undercuts, storage limitations	LS.02.01.10 EP7 LS.02.01.30 EP2 EP3
c As applicable, check for proper eye wash units	EC.02.02.01 EP5
Corridors	
a Above-the-ceiling (non-sprinkler): Corridor walls to underside of deck above a, penetrations sealed; nor fire proofing damage; no support from sprinkler pipes; no open junction boxes	LS.02.01.30 EP9 LS.02.01.10 EP1 LS.02.01.35 EP4 EC.02.05.05 EP6
b Below-ceiling: Corridor door latching, door undercuts: maximum 6 inches projections, corridor clutter; Egress lighting and exit signage	LS.02.01.30 EP11, 12, 14 LS.02.01.20 EP11 EP32, EP33, EP34
c Medical gas shutoffs zone valves (labeling, access, signage).	EC.02.05.09 EP5
Electrical closets	
a Storage blocking panels	EC.02.05.05 EP6
b Properly sealed floor, ceiling penetrations if not a shaft properly sealed wall penetrations if a shaft	LS.02.01.10
c Check sub-electrical panel schedules to see if they correct	EC.02.05.01 EP8
d Open junction boxes	EC.02.05.05 EP 6
Various Indoor Air Quality Locations Areas	
a Sterile Supply, Endoscopy, Bronchoscopy, Cath Labs	EC.02.05.01 E15
b Isolation rooms	EC.02.05.01 E15
c Special storage spaces with hazardous materials	EC.02.05.01 EP16