

4660.7800 PLANT OPERATION AND MAINTENANCE FOR EXISTING AND NEW CONSTRUCTION.

Subpart 1. **General requirements.** The physical plant shall be kept in a continuous state of good repair and operation with regard to the health, comfort, safety and well-being of the occupants in accordance with an established routine maintenance and repair program.

Subp. 2. **Walls, floors, and ceilings.** Walls, floors, and ceilings shall be kept in good and acceptable repair at all times. They shall be of a type or finish to permit good maintenance including frequent washing, cleaning, or painting.

Subp. 3. **Illumination.** Lighting shall be provided and maintained throughout the facility in accordance with parts 4660.8420 to 4660.8460.

Subp. 4. **Emergency electrical service.** If an emergency electrical service is provided it shall be maintained in working condition. An emergency generator shall be operated and tested at frequent intervals.

Subp. 5. **Electrical wiring and appliances.** Electrical wiring, appliances, fixtures, equipment, and cords shall be maintained in a serviceable and safe condition. Light and power panels shall be properly indexed and locked when necessary. Radios, televisions, lamps, or clocks shall not be placed within reach of sanitary fixtures.

Subp. 6. **Heating, air conditioning, and ventilation.** The mechanical systems shall be operated to maintain the necessary temperatures and air changes. Convectors, registers, ducts, and equipment shall be cleaned at regular intervals, and filters exchanged, when required. The heating system shall be capable of maintaining a minimum temperature of 75 degrees Fahrenheit in all living areas.

Subp. 7. **Descaling of equipment.** Caution shall be taken that acid or other chemical solutions do not enter the potable water supply during the descaling operation of mechanical equipment.

Subp. 8. **Boiler water additives.** Precautions shall be taken to assure that the type and concentration of boiler water additives is not harmful if steam is used for humidification or comes into direct contact with food.

Subp. 9. **Brine tanks.** All brine tanks shall be provided with tight fitting, overlapping covers.

Subp. 10. **Elevators and other machinery.** Elevators, dumbwaiters, conveyor systems, and other machinery shall be maintained so as to comply with the rules of the Minnesota Department of Labor and Industry. All dangerous areas and equipment shall be provided with proper safeguards and appropriate devices to prevent accidents.

Subp. 11. **Periods of construction.** Special precautions shall be taken to protect patients or residents from dust, harmful and obnoxious odors, dangers, and excessive noise during construction periods.

Subp. 12. **Testing of fire safety system.** The total fire alarm system and the fire fighting equipment shall be tested at regular intervals as required by the state fire marshal.

Subp. 13. **Storage of hazardous materials.** The storage of gasoline containers, gasoline powered equipment, liquid petroleum gas, fuel oil, paints and other flammable items shall be in accordance with the requirements of the state fire marshal.

Subp. 14. **Grounds.** The surrounding grounds within lot lines shall be maintained in an acceptable manner and be kept free of accumulations of refuse and debris. Driveways, walks, and outside steps or ramps shall be maintained in good condition for access and safe use at all times, including the winter months.

Subp. 15. **Hot water temperature.** Hot water supplied to lavatories and bathing fixtures shall not exceed 110 degrees Fahrenheit at the fixtures.

Statutory Authority: *MS s 144.56; 144A.02 to 144A.08*

History: *21 SR 196*

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