



Roadmap to Health Care Codes and Standards

Navigating the Provider Types



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Facility Eng/Contractors: 27

The cost of paint



\$7,000

\$350,000

\$1,750,000

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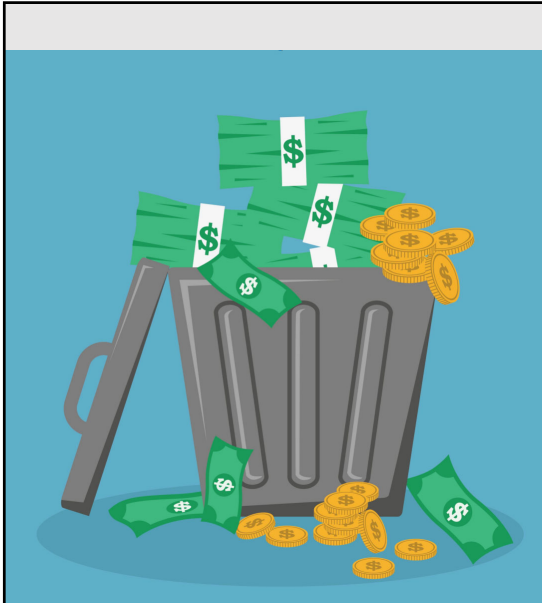
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MHSA, FACHE, CHFM, FASHE
Senior Associate Director - Advocacy
ASHE

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How much money do you think is wasted per year because of unnecessary codes and standards?

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Hospital Construction and Operation Costs

- \$6 billion a year wasted in operational costs because of unnecessary codes and standards
- \$10 billion a year wasted in capital costs because of unnecessary codes and standards
- Small things could have a profound effect nationwide

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What does a 5% operating margin mean?

- For every \$1 in gross revenue
 - \$0.95 is required to cover the expense of providing services
 - \$0.05 is left to fund capital investments in new facilities and sustainment of legacy facilities
- Every \$1 of capital investment requires \$20.00 of gross revenue
- 2% Operating Margin
 - Every \$1 of capital investment requires \$50.00 of gross revenue

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What does a 2% operating margin mean?



Cost Impact Example:

A change order for a \$7,000 upgrade in paint.

Hospital needs to recover that money, so must bill \$350,000 in order to generate \$7,000 needed to cover the cost of the change order.

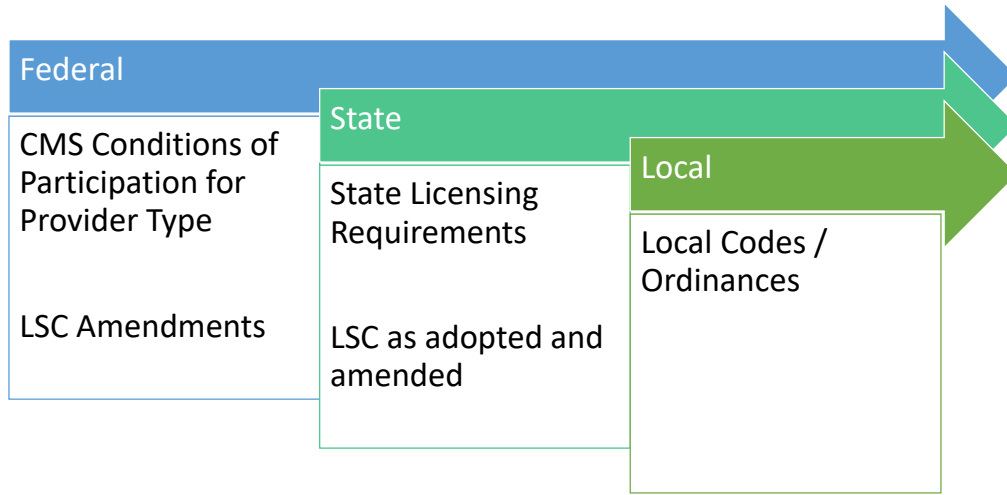
Unfortunately, that isn't totally accurate... According to the HFM construction survey, on average, hospitals only reserve 20% of the operating margin for capital improvements.

The Hospital needs to bill \$1,750,000 to generate enough revenue for a \$7,000 change order!



Who regulates Hospitals?

Design or Review Flow

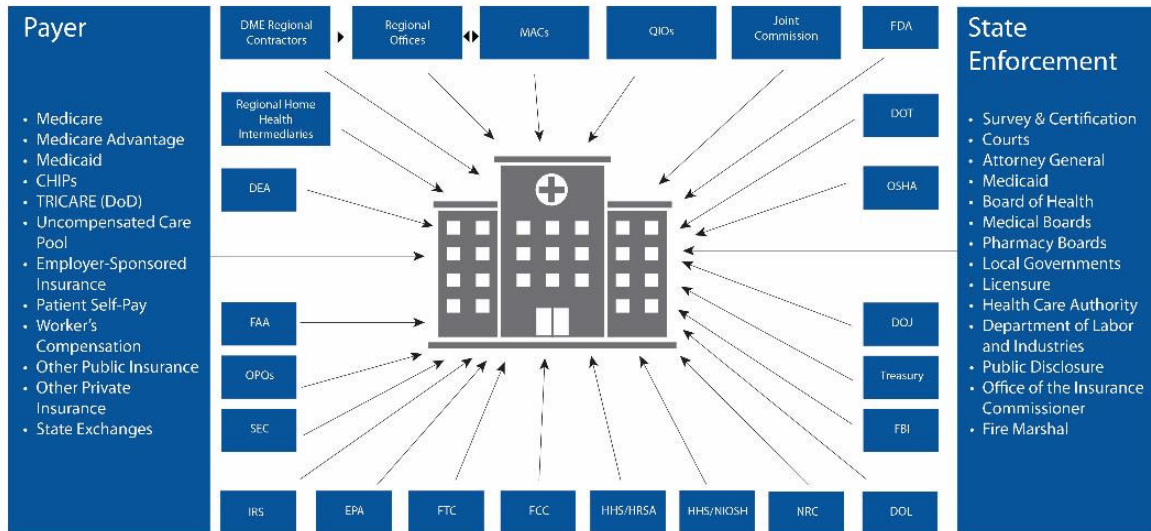


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Who regulates hospitals?

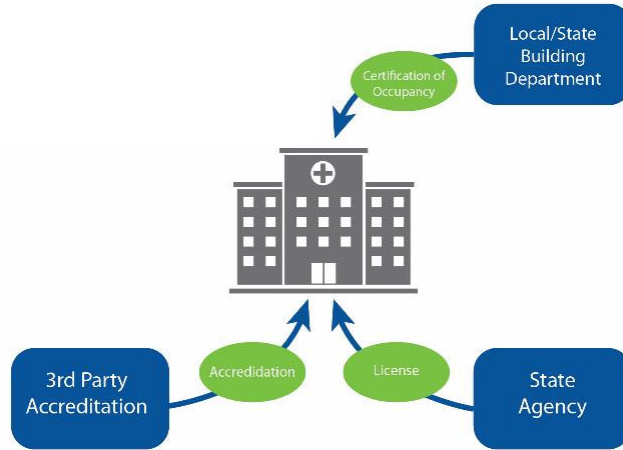


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Mandatory Regulators

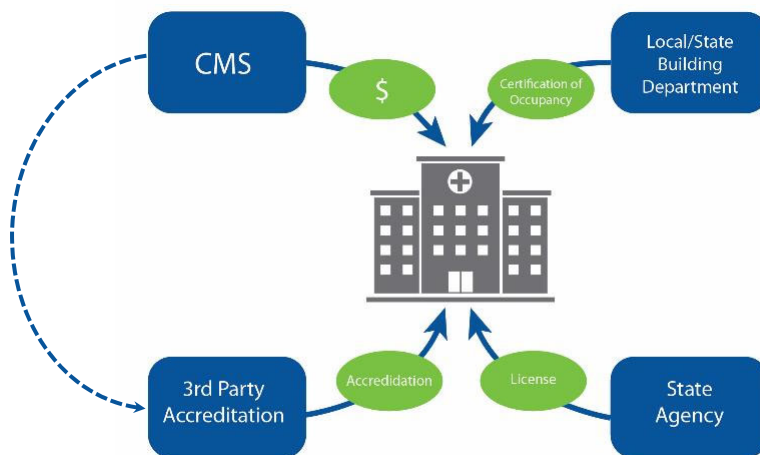


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Major Regulators

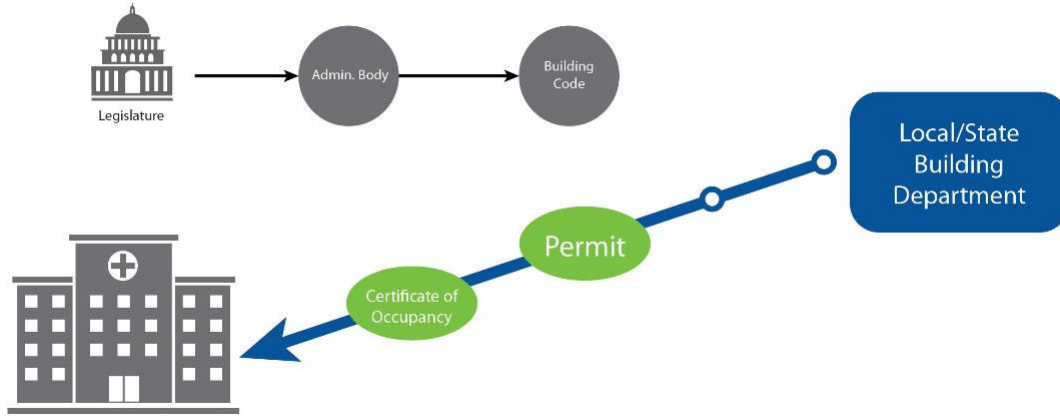


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Building Department

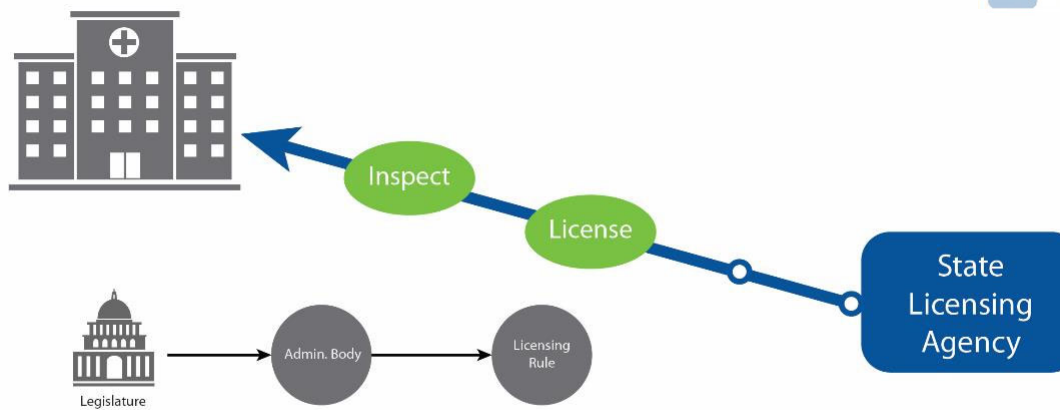


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State Licensing Agency

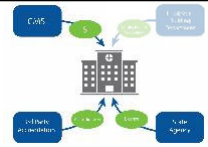
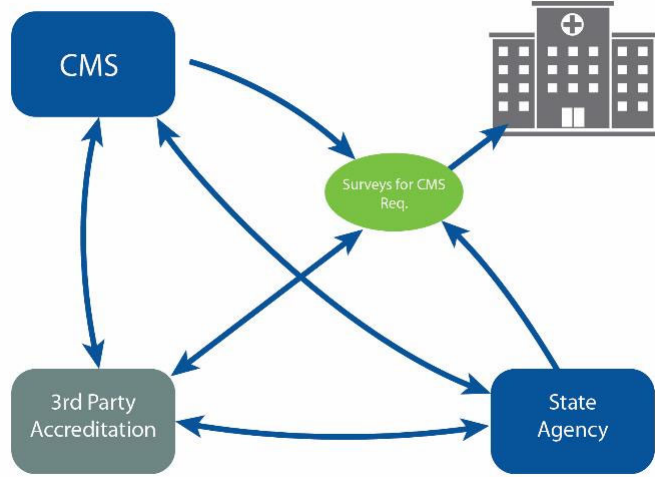


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Accreditation

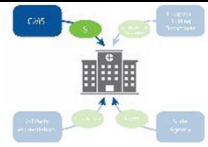
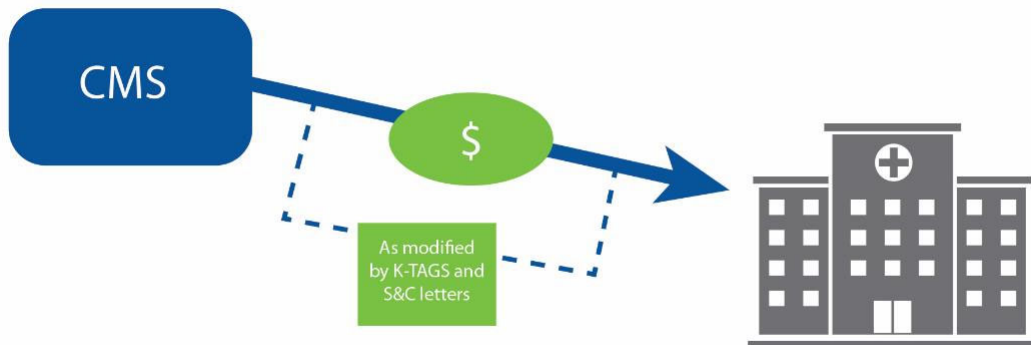


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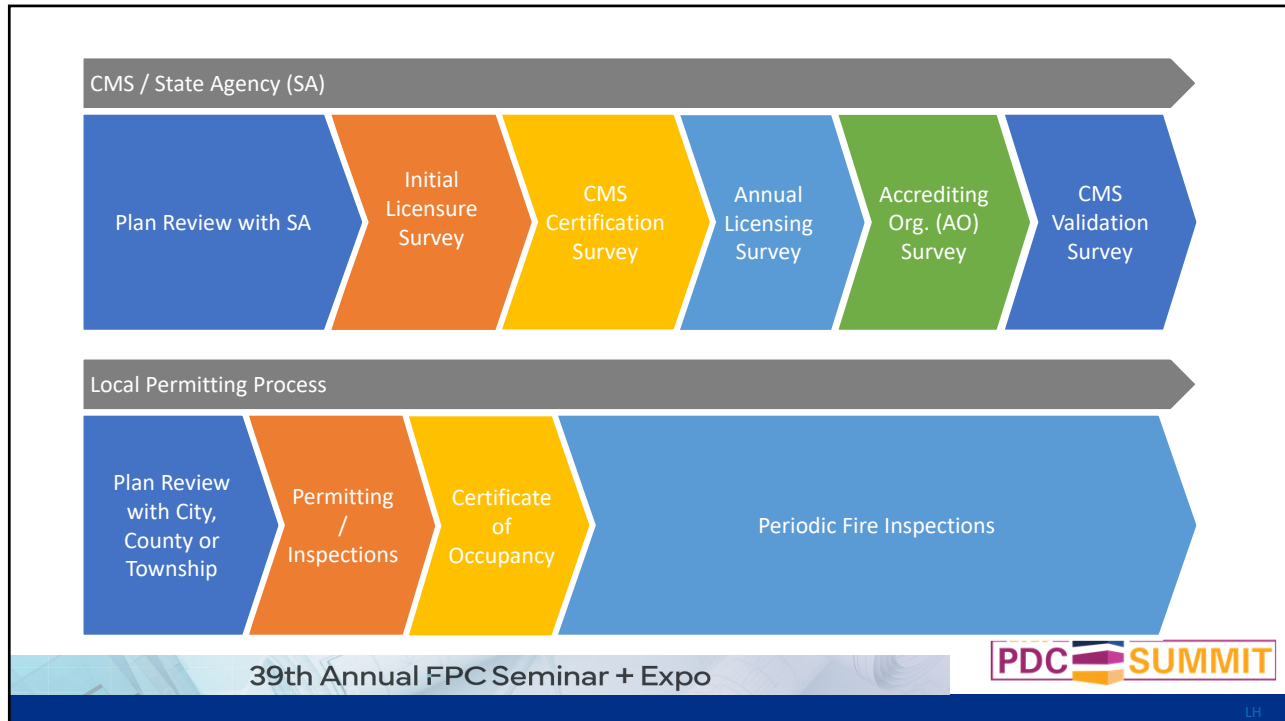
CMS



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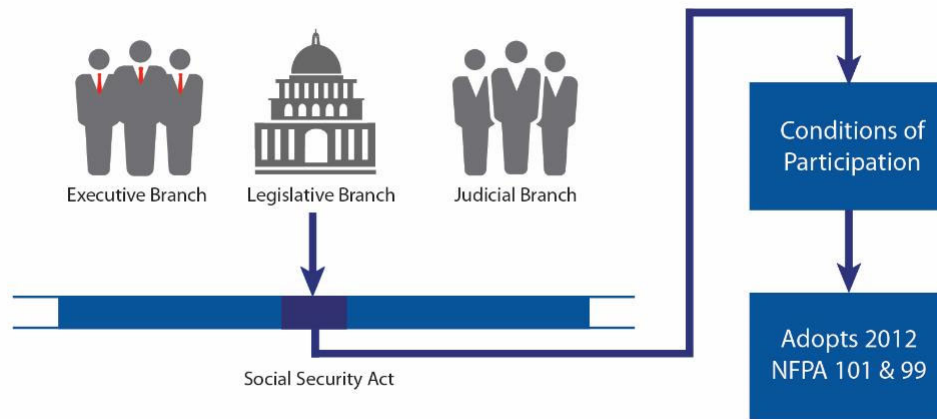
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What are the Conditions of Participation (CoPs)?

The slide features a close-up photograph of a document with the word 'CONDITIONS' highlighted in a magnifying glass. The text on the document is partially legible, including 'CUSTOMER HAS SPECIFIC PE' and 'DELIVERY OF SUCH'. The right side of the slide contains the title 'What are the Conditions of Participation (CoPs)?'. The bottom of the slide features the text '39th Annual FPC Seminar + Expo' and the '2023 PDC SUMMIT' logo.

Conditions of Participation



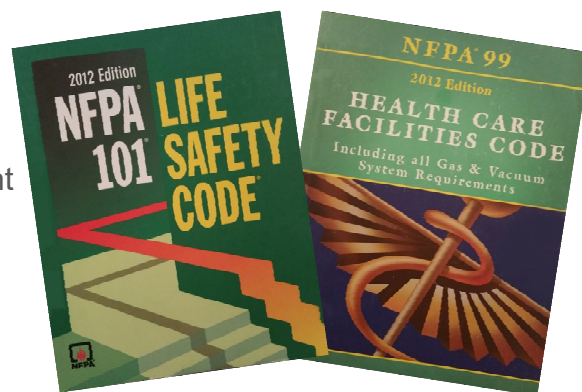
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2012 editions of NFPA 99 & 101

- Must comply to bill Medicare/Medicaid
- Impacts 98% of US hospitals
- Does not adopt:
 - Ch 7 – Information Technology
 - Ch 8 - Plumbing
 - Ch 12 – Emergency Management
 - Ch 13 - Security



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CoPs Based on Provider Types

- Part 403 Special Programs and Projects
- Part 416 Ambulatory Surgical Services
- Part 418 Hospice Care
- Part 460 Programs of All Inclusive Care for the Elderly (PACE)
- Part 482 Conditions of Participation for Hospitals
- Part 483 Requirements for States and Long Term Care Facilities
- Part 485 Conditions of Participation: Specialized Providers

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101 and 99 Required

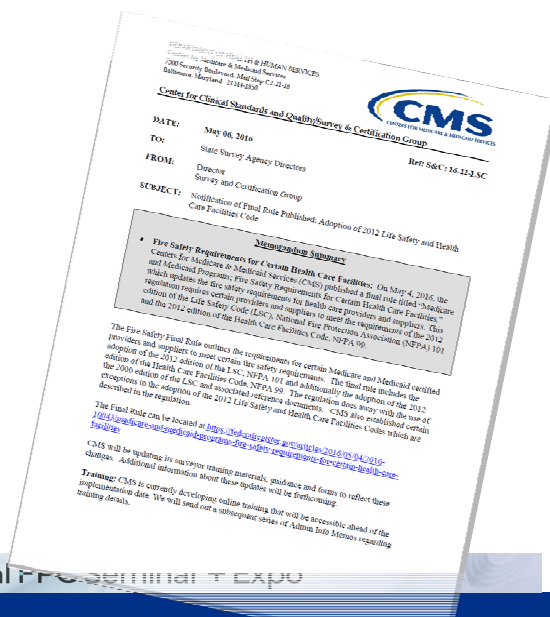
Part	Facility type	NFPA 101 and NFPA 99 req'd
403	Religious Nonmedical Health Care Institutions	yes
416	Ambulatory Surgery Centers	yes
418	Hospice (services)	yes
460	PACE	yes
482	Hospitals	yes
483	Long Term Care (Nursing Home)	yes
485	Comprehensive Outpatient Rehab. Facility (CORF)	no
	Critical Access Hospitals	yes
	Providers of Outpatient therapy	no
	Community Mental Health Centers	no
494	Rural Health Clinics	no
494	ESRD (Dialysis Centers)	yes

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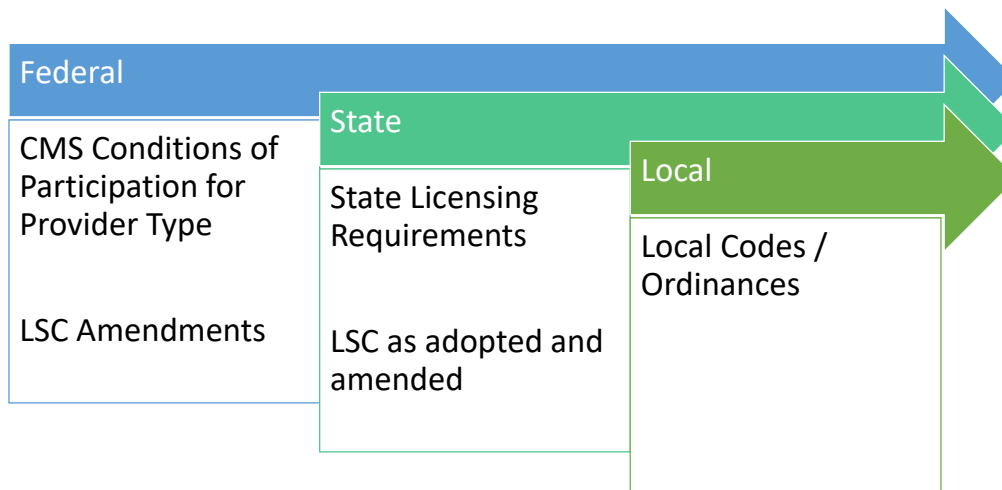
Future CMS Modifications



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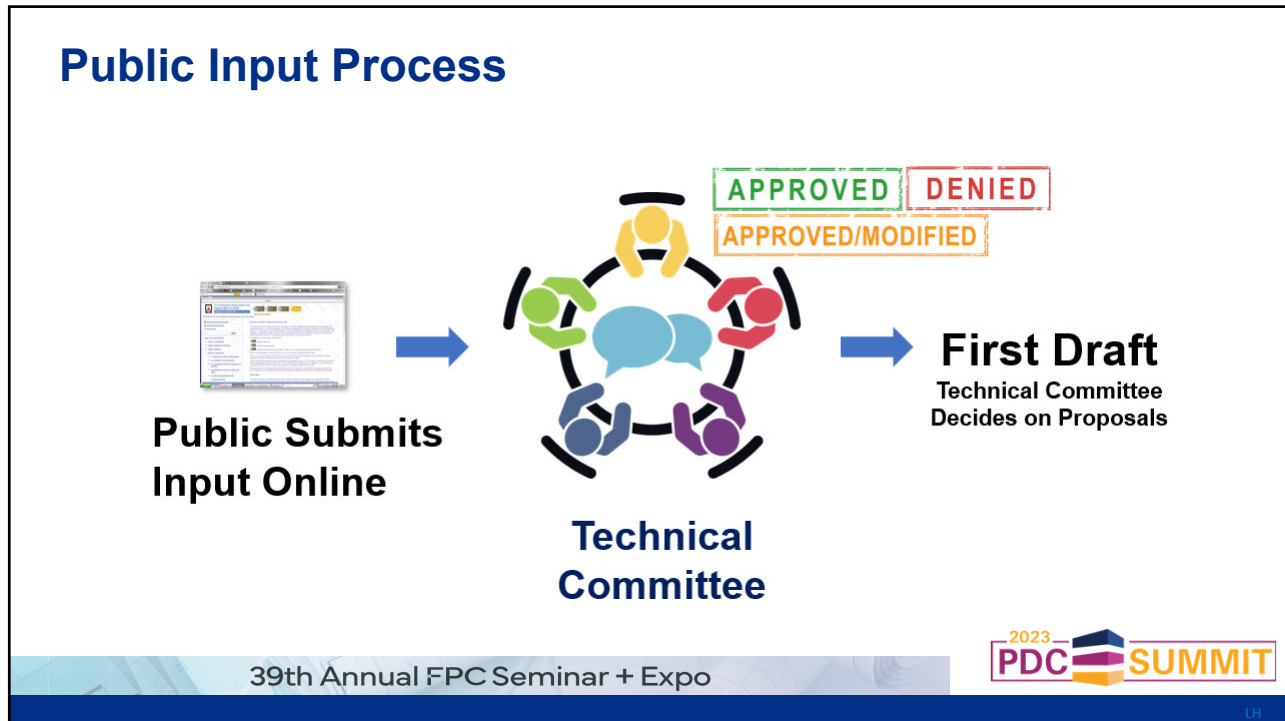
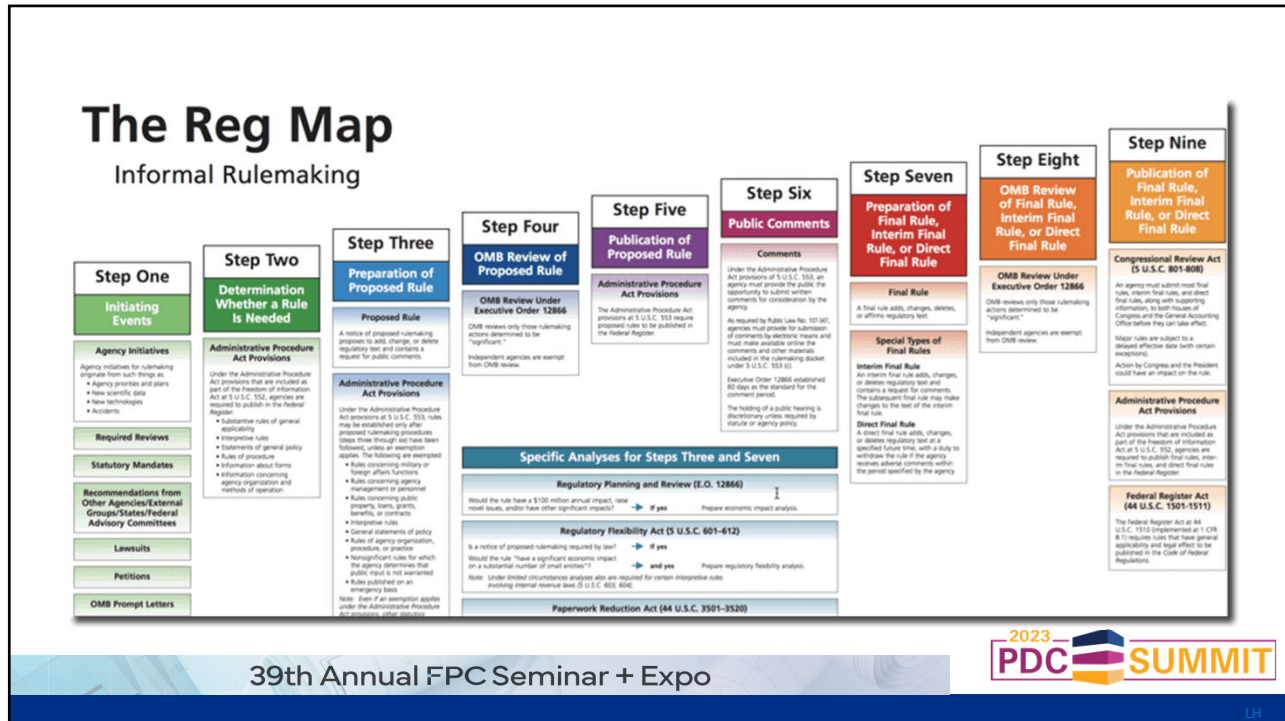
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Design or Review Flow

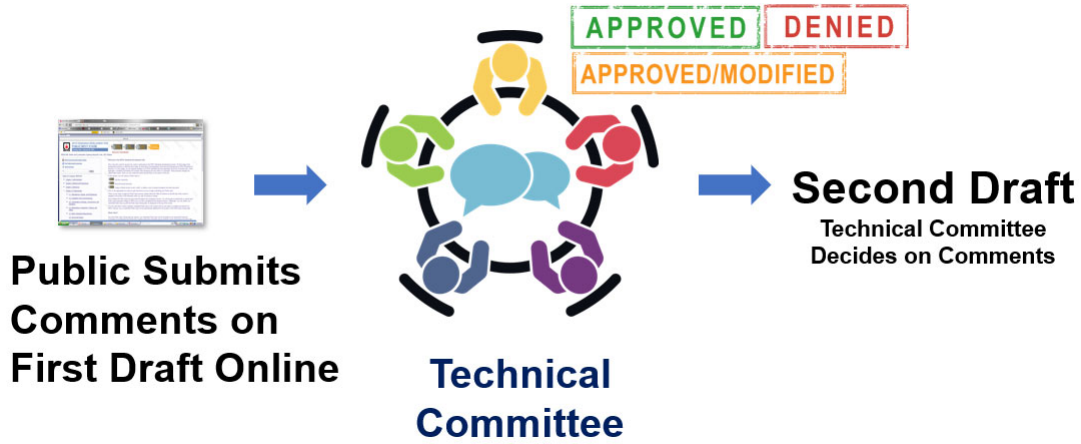


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Comment Process

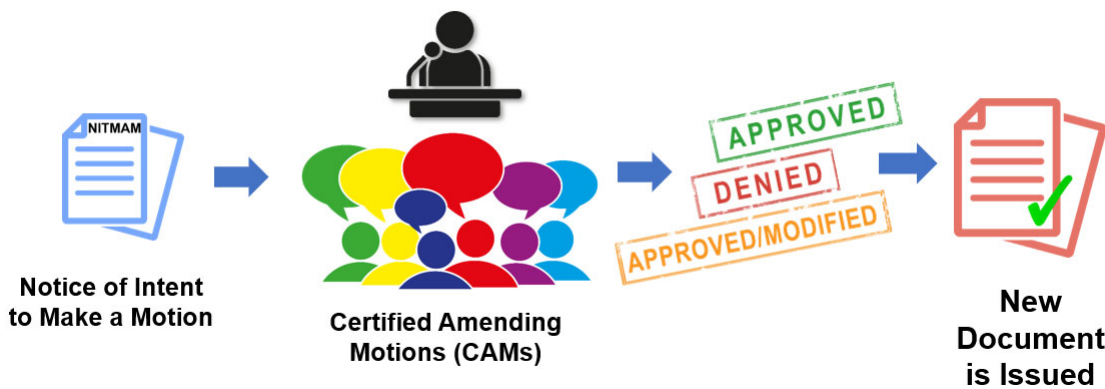


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Final Revision Process



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Questions



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Provider By Provider

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PART 403 – Special Programs and Projects

- Includes Medicare supplements and discounts, data, reports
- Religious Nonmedical Health Care Institutions
 - Physical environment
 - 4 patient per room max
 - 80 sf./pat. semiprivate - 100sf./pat. Private
 - Window to outside – clean mattress and appropriate bedding
 - NFPA 101 and NFPA 99
 - § 403.748 Emergency Preparedness

<https://www.law.cornell.edu/cfr/text/42/403.742>

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PART 416 – Ambulatory Surgical Services

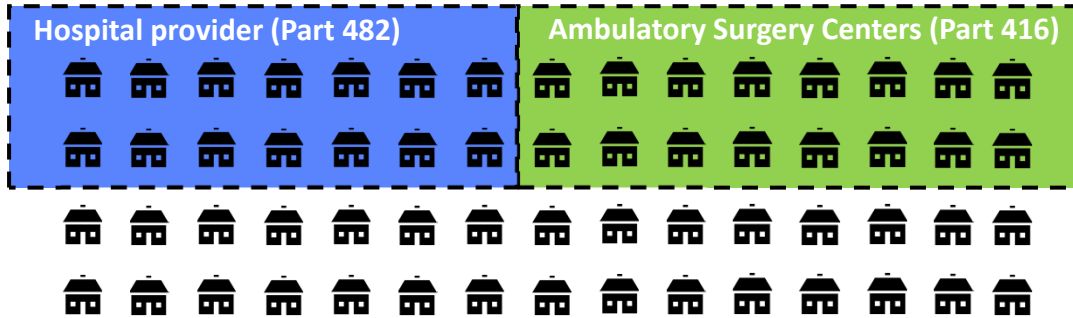
- Ambulatory Surgery Centers
 - “Distinct Entity”
 - Physical Environment
 - Separate recovery and waiting room
 - Emergency equipment and personnel
 - NFPA 101 and NFPA 99
 - § 416.54 Emergency Preparedness

<https://www.law.cornell.edu/cfr/text/42/416.44>

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Ambulatory Provider Types



Facilities that do not participate

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PART 418 – Hospice Care

- Hospice care vs. Hospice care facility
- Physical environment
 - Home-like environment & accommodation for visitors (24 hour access)
 - Patient rooms
 - 2 patient per room max + family
 - 80 sf./pat. semiprivate - 100sf./pat. Private
 - Window to outside – clean mattress and appropriate bedding
 - Device to call for assistance
 - NFPA 101 and NFPA 99
 - § 418.113 Emergency Preparedness

<https://www.law.cornell.edu/cfr/text/42/418.110>

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PART 460 – (PACE)

- PROGRAMS OF ALL INCLUSIVE CARE FOR THE ELDERLY (PACE)
- PACE Centers
- Physical Environment
 - Safe, functional, accessible and comfortable environment
 - “Sufficient suitable space” to provide care
 - Space for meeting, therapy, personal care and dining.
- § 460.84 Emergency Preparedness

<https://www.law.cornell.edu/cfr/text/42/460.72>

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PART 482 – Hospitals

- § 482.41 Physical Environment
 - Adoption, change in definition – 1 (or More)
 - Roller Latches
 - ABHR
 - Sprinkler 10-hour rule
 - Maximum 36" Sill Height
 - Adoption of NFPA 99, 2012
- § 482.15 Emergency Preparedness

<https://www.law.cornell.edu/cfr/text/42/482.41>

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PART 483 – Long Term Care Facilities

- § 483.90 Physical environment
 - Adoption
 - Roller Latches
 - ABHR
 - Smoke Alarms in resident sleeping rooms and common areas
 - Sprinklered
 - Sprinkler 10 hour rule
 - 36" Sill Height
 - Adoption of NFPA 99, 2012...

<https://www.law.cornell.edu/cfr/text/42/483.90>

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PART 483 – Long Term Care Facilities

- § 483.90 Physical environment (Continued)
 - Required Spaces
 - Dining, Recreation, Living, Health Services
 - Resident Rooms
 - No More than 2 Residents
 - 80 s.f. for multibed / 100 s.f. for single bed
 - Direct access to an “exit corridor”
 - Exterior Window
 - Resident Call System
 - Bedside
 - Toilet and Bathing
- § 483.73 Emergency Preparedness

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PART 485 – Specialized Providers

- Physical Environment COPs for Various Providers
- 42 CFR 485.62 Comprehensive Outpatient Rehabilitation Facilities
- 42 CFR 485.623 Critical Access Hospitals
- 42 CFR 485.723 - Clinics, Rehabilitation Agencies, and Public Health Agencies as Providers of Outpatient Physical Therapy and Speech-Language Pathology Services
- 42 CFR 485.920 Community Mental Health Centers (CMHCs)

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Comprehensive Outpatient Rehab Facilities

- Physical Environment
 - Safe, functional, accessible and comfortable environment
 - Fire alarm system
 - Lights supported by emergency power source
 - “Sufficient suitable space” to provide care
 - Space for meeting, therapy, personal care and dining.

<https://www.law.cornell.edu/cfr/text/42/485.62>

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Subpart F – Critical Access Hospitals

- Must Meet Life Safety Code (same as part 482)
- Must be located no closer than 35 miles from other hospital
- Maximum of 25 Inpatient Beds
- Allowed to use “swing beds” used for LTC
- May have additional 10 Psychiatric Beds (Distinct Unit)
- May have addition 10 Rehabilitation Beds (Distinct Unit)
- Must provide emergency services (on call within 30 minutes)*
- Must not exceed 96 hours acute inpatient care per patient (annual average)

<https://www.law.cornell.edu/cfr/text/42/part-485/subpart-F>

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Subpart H – Clinics, Rehabilitation Agencies...

- Clinics, Rehabilitation Agencies, and Public Health Agencies as Providers of Outpatient Physical Therapy and Speech-Language Pathology Services
 - Fire Extinguishers
 - Doorways, passageways and stairwells are adequate
 - Lighting at exits and in corridors
 - Fire Alarm

<https://www.law.cornell.edu/cfr/text/42/485.723>

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Subpart J – Community Mental Health Centers

- Physical Environment
 - Safe, functional, accessible and comfortable environment
 - “Sufficient suitable space” to provide care
 - Space for meeting, therapy.
- § 485.920 Condition of participation: Emergency preparedness.