

CHAPTER 70-7 MAINTENANCE STANDARD

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70-7.1 Introduction

Purpose

Chapter 70-7 provides overall guidance as to the condition at which Indian Health Service (IHS) facilities should be maintained.

Background

Although IHS provides guidance on facility assessments, tracking of deficiencies, assigning work priorities, raising Condition Index (CI), etc., the IHS has previously provided no overall guidance/standard/benchmark considered the minimum acceptable maintenance level. IHS healthcare buildings tend to be maintained to accreditation standards. However, these standards do not cover all IHS buildings, facilities, or structures or all issues.

Guidance/standards/benchmarks relating to maintained condition are difficult to develop because terminology such as 'as new', 'to meet current standards', 'in working order' can be interpreted as exceedingly high or low maintenance conditions. The struggle was to find guidance that was easily understandable to all, chief executive officers, facility managers, etc., to explain the IHS operations and maintenance level expected.

Guidance

The IHS will use the [International Property Maintenance Code©](#), current edition, as the framework for the maintenance standard of IHS facilities. The intent of using this standard is to outline the minimum standards to which IHS facilities are maintained to ensure that they are safe, clean, habitable, and in an adequate condition to support health care and IHS functions.

70-7.2 Applicability

The International Property Maintenance Code© provides broad property maintenance standards. Sound judgment, common sense and flexibility should be used when interpreting the document. Not every provision is

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applicable to IHS, but as a whole the document provides sound guidance and the framework for an efficient and effective maintenance program. Additionally, this code in general is understandable to all in explaining a level of condition and is an accepted standard. Specific sections to be used as guidance by IHS staff are detailed in Attachment 1. Other sections are not to be used.

The requirements contained in the International Property Maintenance Code© are not meant to be prescriptive. The underlying principles associated with these requirements are consistent with sound maintenance practices. The application of these standards may differ from one facility to another due to such matters as local regulations, age and condition of facilities, future plans, staff resources, needs of the service unit, etc.

It is not the intent to go beyond operation and maintenance issues and drive or create remodeling projects to comply with the letter of the guidance. The guidance will not be interpreted as code.

Additional funding should not be required to implement these standards because the scope defined in them already falls within the context of how Area Offices and service units are maintaining their facilities.

Deficiencies related to this guidance should be entered in the Facilities Engineering Data System (FEDS).

70-7.3 Responsibilities

Division of Facilities Operations, Office of Environmental Health and Engineering, will periodically review the applicability of these standards to ensure that they provide practical guidance to the area offices, service units and installation staffs.

Area Offices and service units are responsible for the efficient and effective maintenance of their real property using the International Property Maintenance Code© as the standard.

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The following table indicates which portions of The International Property Maintenance Code© that do and do not apply to maintaining IHS facilities.

Chapter	Title	Use	Section(s) not to be used
1	Administration	No	
2	Definitions	Yes	
3	General Requirements	Yes	304.14, 306, 308.2, 308.3, 308.4, 308.5
4	Lighting, Ventilation and Occupancy Limitations	No	
5	Plumbing Facilities and Fixture Requirements	Yes	502, 503
6	Mechanical and Electrical Requirements	Yes	602
7	Fire Safety Requirements	No	
8	Referenced Standards	Yes	