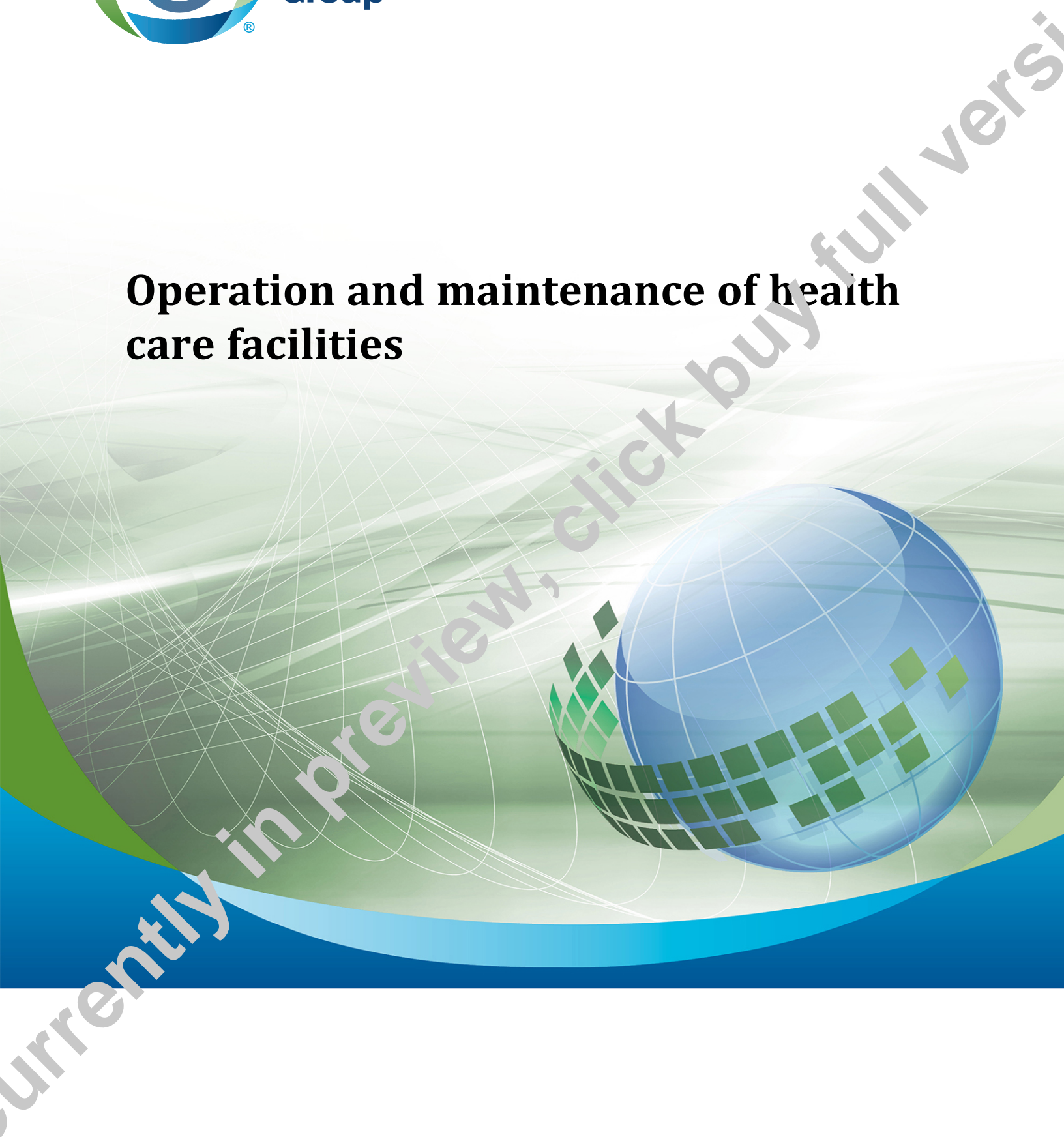




**CSA  
Group**

**CSA Z8002:14**  
*(reaffirmed 2018)*

# **Operation and maintenance of health care facilities**



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# Preface

This is the first edition of CSA Z8002, *Operation and maintenance of health care facilities*. This Standard is part of the Z8000 Series of standards on health care facility design and construction, which includes

- a) Z8000, *Canadian health care facilities*; and
- b) Z8001, *Commissioning of health care facilities*.

This Standard was developed by the Subcommittee on Operation and Maintenance in Health Care Facilities, under the jurisdiction of the Technical Committee on Health Care Facility Engineering and Physical Plant.

## Notes:

- 1) *Use of the singular does not exclude the plural (and vice versa) when the sense allows.*
- 2) *Although the intended primary application of this Standard is stated in its Scope, it is important to note that it remains the responsibility of the users of the Standard to judge its suitability for their particular purpose.*
- 3) *This publication was developed by consensus, which is defined by CSA Policy governing standardization — Code of good practice for standardization as “substantial agreement. Consensus implies much more than a simple majority, but not necessarily unanimity”. It is consistent with this definition that a member may be included in the Technical Committee list and yet not be in full agreement with all clauses of this publication.*
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  - a) *Standard designation (number);*
  - b) *relevant clause, table, and/or figure number;*
  - c) *wording of the proposed change; and*
  - d) *rationale for the change.*

# CSA Z8002:14

## ***Operation and maintenance of health care facilities***

### **0 Introduction**

Proper operation and maintenance of a health care facility (HCF) is essential to the safe and effective delivery of services to patients and to the health and safety of personnel. Depending on facility size, operation and maintenance (O&M) activities may be the responsibility of one person or they may be distributed among a sizeable staff. Nevertheless, the principles are the same: for maximum safety, efficiency, and effectiveness, O&M functions should be managed by trained and qualified personnel using a well-organized and documented system.

The core of this Standard is the coordinated operation and maintenance program (COMP). The purpose of the COMP is to

- a) identify the HCF elements requiring O&M (i.e., building components, systems, and equipment);
- b) assign responsibility for the operation of each element;
- c) assign responsibility for maintenance of each element;
- d) ensure that the involved individuals and departments are aware of their responsibilities;
- e) ensure that the necessary supporting documents (reference manuals, plans, training documents, etc.) are available in electronic or printed form to those that need them, when and where they need them; and
- f) provide a means for ongoing monitoring and improvement of the O&M program.

This Standard sets out a framework for O&M and provides requirements for the essential elements of an O&M program, while leaving room for the HCF to shape the program to fit its size, scope of practice, and particular situation. As with any new program, some time could be needed before an HCF has all of the elements in place and in working order; however, each improvement in the organization and management of O&M activities makes a difference, and has the potential to increase the safety, reliability, and overall cost-effectiveness of the HCF.

### **1 Scope**

#### **1.1**

This Standard describes the requirements, including quality system requirements, for the O&M of an HCF. It sets out specific requirements for

- a) buildings and architectural systems;
- b) site elements related to the building and its functions, including on-site access routes;
- c) on-site utilities;
- d) the building's mechanical, electrical, and information technology, and security systems;
- e) life safety systems;
- f) airborne isolation rooms, operating rooms, and specialized medical procedure rooms;
- g) permanently installed equipment as specified in Clause 1.4; and