

## Creating a Building Maintenance Program

As a proactive approach to LS chapter compliance, an organization can choose to create a Building Maintenance Program (BMP)—an optional, planned way to appropriately and effectively manage certain features of fire protection in a health care facility. An effective BMP includes the following:

- Written strategies to manage the items covered in the program

Any items in a BMP that are found to be out of compliance must be promptly repaired, usually through a work order system. Note that a BMP does not apply to items that are lacking at a required location; rather, it applies to those that are not in good repair, such as a door that is not properly rated for its barrier. Items that are lacking should be taken care of separately.

For more information about BMPs and other aspects of the LS standards, see the Joint Commission publication *The Joint Commission/NFPA® Life Safety Book for Health Care Organizations* available at [www.jcrinc.com](http://www.jcrinc.com). For questions regarding Life Safety Code standards, you can also visit [https://www.jointcommission.org/standards\\_information/jcfaq.aspx](https://www.jointcommission.org/standards_information/jcfaq.aspx). There you can view our “Frequently Asked Questions (FAQs) under “Behavioral Health” and then “Life Safety (LS)” or contact our Standards Interpretation Group and request an Engineer by clicking “Contact Us”.

## Life Safety Occupancy Key

### Health Care Occupancy

4 or more individuals incapable of self-preservation

Hospitals

- General
- Psychiatric
- Specialty

Long term care

- Nursing and convalescent homes
- Skilled nursing facilities
- Intermediate care facilities

### Ambulatory Care Occupancy

Outpatient settings where 4 or more individuals at any one time are rendered incapable of self-preservation

Ambulatory surgical centers seeking accreditation for Medicare/Medicaid certification

### Residential Boarding Care

Can be “Existing” or “New” Residential Board Care dependent on age of facility

- Provides sleeping accommodations for 1 or more individuals
- Three or fewer individuals are rendered incapable of self-preservation at any given time

### Business Occupancy

No individuals are provided overnight care, and 3 or fewer individuals at any one time are rendered incapable of self-preservation.