



## Inspection, Testing, and Maintenance

CMS has issued several 1135 blanket waivers to provide relief from regulatory requirements for the duration of the national emergency. The 1135 waivers allow facilities to adjust scheduled inspection, testing, and maintenance frequencies and activities for facility and medical equipment. Federal regulations require facilities to be in compliance with the Life Safety Code (LSC) and Health Care Facilities Code (HCFC) at 42 CFR, §483.470(j)(1)(i) and (5)(v) for ICF/IIDs, and §483.90(a)(1)(i) and (b) for SNFs/NFs.

Examples of Inspection, Testing and Maintenance INCLUDED in the Waivers		
<p><b>Fire Drills (K712)</b></p> <p>Due to the inadvisability of quarterly fire drills that move and mass staff together, CMS is permitting a documented orientation training program related to the current fire plan, which considers current facility conditions. The training should instruct employees, including existing, new or temporary employees, on their current duties, Life Safety procedures and the fire protection devices in the area.</p>	<p><b>Alcohol-Based Hand-Rub Dispensers (K325)</b></p> <p>CMS is permitting that the distance dispensers be placed apart from each other be waived, but storage of greater than five gallons will still need to be stored separately in a space that is considered appropriate for hazardous materials. The additional requirements restricting access by certain patient/resident populations to prevent accidental ingestion are also still in effect.</p>	<p><b>Fire Alarm System (K347)</b></p> <p>Include the documentation, normally from licensed contractor, of the semi-annual and annual inspection, testing and maintenance of the fire alarm and corresponding components including smoke detectors, heat detectors, magnetic hold-open devices, alarms, strobes, etc.</p>
<p><b>Smoke Detector (K347)</b></p> <p>Sensitivity testing requirements for all smoke detectors a year after the detectors were installed and then every two years subsequently. All test results must be documented individually, including I.D., brand/model number, location, listed sensitivity, tested sensitivity, pass/fail, other, services, etc.</p>	<p><b>Automatic Sprinkler System (K353)</b></p> <p>Where the system is utilizing anti-freeze, the facility shall have system tested annually by qualified individual. Following the annual test, a tag must be attached to the riser indicating the date of the last test, the type and concentration of anti-freeze solution and the date the anti-freeze was replaced (if applicable).</p>	<p><b>Fire Alarm Testing (K345)</b></p> <p>Normally conducted with fire drills, document whether or not the monitoring company received the fire alarm signal. Facilities document the time the fire alarm was pulled and the time the alarm monitoring company received the signal (compliance is signal is received within 90 seconds of alarm). When conducting a silent alarm the prior evening, ensure that the alarm is tested the following day.</p>



# CMS 1135 Blanket Waivers

## Examples of Inspection, Testing and Maintenance INCLUDED in the Waivers

<p><b>Portable Fire Extinguishers (K355)</b> Annually, these devices shall have inspection, testing and maintenance performed by a licensed contractor. In-house maintenance and testing includes discharging of the fire extinguisher and a complete inspection with recharging to ensure the fire extinguishers are working correctly. Extinguishers such as the dry chemical type requiring a 12-year hydrostatic test also require a 6-year internal examination.</p>	<p><b>Kitchen Range Hood System (K324)</b> Inspect and maintain the hood suppression system in accordance with NFPA 96 semi-annually.</p> <p><b>Kitchen Range Hood System (K324)</b> Cleaned and maintained semi-annually.</p>	<p><b>Generator (K918)</b> Type 1 and 2 generators shall be exercised 4 hours every 36 months (enforced beginning 7/6/2019).</p> <p>Diesel generators shall have the fuel tested annually and documented according to ASTM standards.</p>	<p><b>Electrical Equipment (K921)</b> Facility should develop maintenance program including testing intervals for testing patient care-related electrical equipment based on manufacturer guidelines and normally not less than annually.</p>
<p><b>Smoke and Fire Dampers (K521)</b> Include the documentation of the required smoke and fire damper testing and maintenance, which should be at a minimum individually documented and done every 4 years. Fire dampers must also have fusible link replaced every 4 years.</p>	<p><b>Automatic Sprinkler System (K353)</b> Quarterly and annual inspections.</p> <p>Internal inspection conducted every 5 years.</p> <p>Pressure test on dry system every 3 years.</p> <p>Backflow testing conducted annually.</p>	<p><b>HVAC (K521)</b> Annual preventive maintenance following manufacturer guidelines.</p>	<p><b>Temporary Construction (K232)</b> CMS is waiving requirements that would otherwise not permit temporary walls and barriers between residents in corridors.</p>



# CMS 1135 Blanket Waivers

Examples of Inspection, Testing and Maintenance NOT Included in the waivers			
<p><b>Fire Pump Testing (K353)</b>            Fire pumps shall be tested conducted under minimum, rated and peak flows of the fire pump by controlling the quantity of water discharged through approved test devices annually.</p> <p>A monthly test of electric motor-driven fire pump assemblies shall be conducted without flowing water. This test shall be conducted by starting the pump automatically. The pump shall run a minimum of 10 minutes.</p> <p>A weekly test of a diesel engine-driven fire pump assemblies shall be conducted without flowing water. This test shall be conducted by starting the pump automatically, and the pump shall run a minimum of 30 minutes.</p>	<p><b>Portable Fire Extinguishers (K355)</b>            Devices are to be inspected monthly by facility staff and the attached "card" initialed and dated.</p> <p><b>Exits (K211)</b>            Means of egress daily inspections in areas that have undergone construction, repair, alterations or additions to ensure their ability to be used instantly in case of emergency.</p>	<p><b>Elevator (K531)</b>            Annual maintenance, servicing and monthly recalls testing documentation.            Elevators with firefighters' emergency operations monthly testing.</p>	<p><b>Generators, Monthly (K918)</b>            Exercise generator for a minimum of 30 minutes, not including the warm-up or cool-down time at under operating temperature conditions and at not less than 30% of the generator's nameplate kW rating (diesel generators). For diesel generators that do not operate at 30% of nameplate rating, a facility may use a Load Bank Test.</p>