

4658.1415 PLANT HOUSEKEEPING, OPERATION, AND MAINTENANCE.

Subpart 1. **Direction of housekeeping and plant management.** One or more persons, qualified through education and experience, must be assigned the responsibility of direction of housekeeping and plant management.

Subp. 2. **Physical plant.** The physical plant, including walls, floors, ceilings, all furnishings, systems, and equipment must be kept in a continuous state of good repair and operation with regard to the health, comfort, safety, and well-being of the residents according to a written routine maintenance and repair program.

Subp. 3. **Grounds.** The grounds must be maintained with regard to the health, comfort, safety, and well-being of the residents. Driveways, walks, outside steps, and ramps must be maintained in good condition for access and safe use at all times.

Subp. 4. **Housekeeping.** A nursing home must provide housekeeping and maintenance services necessary to maintain a clean, orderly, and comfortable interior, including walls, floors, ceilings, registers, fixtures, equipment, lighting, and furnishings.

Subp. 5. **Written program.** A nursing home must develop and implement a written program for routine daily housekeeping duties and any special cleaning necessary.

Subp. 6. **Heating, air conditioning, and ventilation.** A nursing home must operate and maintain the mechanical systems to provide comfortable and safe temperatures, air changes, and humidity levels. Temperatures in all resident areas must be maintained according to items A to C.

A. For construction of a new physical plant, a nursing home must maintain a temperature range of 71 degrees Fahrenheit to 81 degrees Fahrenheit at all times.

B. For existing facilities, a nursing home must maintain a minimum temperature of 71 degrees Fahrenheit during the heating season.

C. Variations of the temperatures required by items A and B are allowed if the variations are based on documented resident preferences.

Subp. 7. **Hot water temperature.** Hot water supplied to sinks and bathing fixtures must be maintained within a temperature range of 105 degrees Fahrenheit to 115 degrees Fahrenheit at the fixtures.

Subp. 8. **Janitor's closet.** The janitor's closet and all other areas used by the environmental services personnel must be kept clean.

Subp. 9. **Storage of supplies.** Supplies must be stored above the floor to facilitate cleaning of the storage area. Supplies must be identified. Toxic substances must be clearly identified and stored in a locked enclosure. Sterile supplies must be stored to maintain sterility and integrity in packaging. All substances, such as cleaning agents,

bleaches, detergents, disinfectants, pesticides, paints, and flammable liquids, must be stored separately from all food and drugs.

Subp. 10. **Boiler water additives.** Precautions must be taken to ensure that the type and concentration of boiler water additives is not harmful if steam is used for humidification or comes into direct contact with food.

Subp. 11. **Insect and rodent control.** Any condition on the site or in the nursing home conducive to the harborage or breeding of insects, rodents, or other vermin must be eliminated immediately. A continuous pest control program must be maintained by qualified personnel.

Statutory Authority: *MS s 144A.04; 144A.08*

History: *21 SR 196*

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