Nursing Home Physical Plant Baseline Survey

A nursing home physical plant baseline survey is a non-regulatory, top to bottom, environmental evaluation of the nursing home conducted by Health Facilities Engineering Section staff. Unlike regulatory surveys, which are unannounced, baseline surveys may be scheduled in cooperation with the facility. The process includes a complete walk through of the entire licensed facility for the purpose of evaluating general maintenance, housekeeping practice, safety (not Life Safety) for residents and staff, and infection control issues. The nursing home facilities will be evaluated and compared to new construction standards. A formal written report will be produced noting areas of concern, providing general recommendations for improvements and noting areas that may be considered violations of State and Federal nursing home regulations. Although primarily non-regulatory in nature, serious and immediate threats to health and safety may be cited during the facility baseline.

Preparation for a Baseline

No special preparation is required for a baseline. In some ways it is more meaningful if no special efforts such as "extra" cleaning, additional staffing or "temporary" removal of clutter are made. The survey process will typically include interviews with key staff such as the Administrator, Director of Nursing, and the infection control practitioner.

Needed Information

It would be helpful if the following information were available for review at arrival.

1. Small scale floor plans of the nursing home.
2. List identifying location and number of licensed beds. (If available) Please indicate exact room location and number of private, semi-private and multi-bed wards.
3. Dates of original construction and of significant additions and renovations.
4. List of boilers including year installed, capacity, stand-by fuel capacity, and how long they can run with on-site fuel.
5. List of emergency electrical generators including year installed, capacity, fuel source, how long it (they) can run with on-site fuel capacity.
6. Description of heating system and number/types of central heating/ventilating units.
7. List of air conditioners and/or chillers (year installed & size) indicating areas served.
8. A description of water mains and electrical services to the building.
9. A description of the roof types, ages and name of building/wing covered.
10. A description of laundry facilities if provided in-house or contract service provider.

Please call Pier-George Zanoni, at (517) 241-3421 or email to pzanon@michigan.gov with any questions regarding the facility baseline.

State of Michigan - Department of Licensing & Regulatory Affairs
Health Facilities Engineering Section
320 S. Walnut, Lansing, Michigan 48913
517-241-3408

Revised: March 5, 2012