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CMS Conditions of Participation: Physical Environment (§ 482.41) & Survey Tag Crosswalk

DIRECT ANSWER: Medicare-participating hospitals must satisfy CMS Conditions of Participation (CoPs) in 42 CFR Part 482 every day. Under § 482.41, physical plant systems, fire protection, emergency power, and medical gas must comply with federal safety standards. State Survey Agencies evaluate compliance using CMS State Operations Manual (SOM) Appendix A Deficiency Tags (Tag A-0700 through A-0728). A Condition-Level Deficiency (A-0700) triggers a strict 23-day or 90-day Medicare termination track.

CMS SOM Appendix A Physical Environment (§ 482.41) Deficiency Tag Crosswalk

Deficiency Tag	Subject Area	Referenced Standard / Code	Survey Inspection & Facility Documentation Expectation
Tag A-0700	Condition of Participation: Physical Environment	42 CFR § 482.41	Condition-Level finding: reflects systemic physical plant breakdown. Triggers 23-day (Immediate Jeopardy) or 90-day non-IJ termination timeline.
Tag A-0701	Life Safety Code Compliance	NFPA 101-2012 ed. (TIAs 12-1 to 12-4)	Building construction, corridor clear widths (≥ 8 ft), fire barrier integrity, door latching, annual fire damper inspections, hazardous area separations.
Tag A-0722	Maintenance of Equipment & Physical Plant	42 CFR § 482.41(c)(1)	Equipment inventory & PM completion. 100% on high-risk medical/utility systems. Documented Alternate Equipment Management (AEM) justification if not OEM.
Tag A-0724	Ventilation, Temperature, Humidity	ANSI/ASHRAE/ASHE Standard 170	Operating rooms positive pressure (≥ +0.01" w.g., ≥ 20 ACH); Airborne Infection Isolation Rooms (AIIR) negative pressure (≤ -0.01" w.g., ≥ 12 ACH).
Tag A-0726	Emergency Power & Electrical Systems	NFPA 110-2010 ed. NFPA 99-2012 ed.	Emergency generators: monthly 30-min load test (≥ 30% nameplate), annual 4-hr continuous load test, 10-second automatic transfer switch (ATS) verification.
Tag A-0728	Medical Gas Piping Systems	NFPA 99-2012 Ch. 5	Source inspection logs, bulk O2 reserve alarms, medical vacuum pump redundancy, medical air dew point (< 32°F at 50 psig) and CO monitoring logs.

Emergency Preparedness Core Elements (42 CFR § 482.15 / SOM Appendix Z)

- **All-Hazards Risk Assessment:** Facility- and community-based hazard vulnerability analysis (HVA).
- **Policies & Procedures:** Subsistence needs (food, water, fuel ≥ 96 hours), sewage/waste disposal, emergency medical gas.
- **Communication Plan:** Redundant external/internal emergency contact registers updated semi-annually.
- **Training & Testing:** Annual full-scale community-based simulation exercise plus secondary exercise.

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