Healthcare Facility Condition Assessment: FCI Scoring, Capital Planning, and Deferred Maintenance

THE DIRECT ANSWER

The Facility Condition Index (FCI) compares deferred maintenance cost to current replacement value (FCI = deferred maintenance ÷ current replacement value). Healthcare organizations use FCI with the FGI Guidelines 2026 edition, Joint Commission Accreditation 360 Physical Environment requirements (effective January 1, 2026), and CMS Conditions of Participation to prioritize capital work, document backlog, and defend budgets to leadership and bondholders. Most systems target FCI at or below 0.05; scores above 0.10 signal a backlog that warrants a formal capital plan and condition reassessment.

UNDERSTANDING FCI SCORING IN HEALTHCARE FACILITIES

- FCI is a portfolio metric, not a substitute for engineering judgment. It tells finance and operations how much restoration work sits against what it would cost to replace the same assets today.

FCI CALCULATION METHODOLOGY

- Deferred maintenance: Documented cost to restore deficient items to acceptable condition—not wish-list upgrades unless your policy explicitly includes them.
- Current replacement value (CRV): Cost to replace in place with current code, FGI 2026 design expectations, and local market conditions.
- Formula: FCI = total deferred maintenance ÷ total CRV for the same asset boundary.

FIELD QUESTION

Where does this come from?

This sheet distills the full Healthcare Facility Hub article linked below, which carries the complete text, references, and sourcing.

From Healthcare Facility Hub - free, like everything on the site. The full article is at the link below.

Caution: codes, editions, and targets vary by facility and authority having jurisdiction (AHJ). Figures marked as common practice are facility targets, not code requirements. Confirm against your AHJ and the current code text before acting.