Healthcare Facility Maintenance Programs: Preventive, Predictive, and Reliability-Centered Strategies

THE DIRECT ANSWER

Healthcare facility maintenance programs combine preventive maintenance (scheduled tasks from manufacturer and code requirements), predictive maintenance (condition monitoring before failure), and reliability-centered maintenance (RCM—prioritizing tasks by how equipment fails and what it protects). In hospitals, the mix should follow asset criticality: life-safety and utility systems that affect patient care need documented PM, trend data, and failure-mode logic that surveyors can trace to CMS Conditions of Participation and The Joint Commission's Physical Environment (PE) chapter under Accreditation 360. Maintenance connects codes, design standards, and care delivery.

PREVENTIVE MAINTENANCE (PM)

- PM is time- or cycle-based care: filter changes, belt inspections, fire damper exercises, generator load tests, medical gas outlet checks, and door hardware adjustments on a calendar.

PREDICTIVE MAINTENANCE (PDM)

- PdM uses condition data—vibration, ultrasound, infrared thermography, oil analysis, BMS trend logs, electrical signature analysis—to schedule intervention before functional failure. It fits rotating equipment, switchgear, steam systems, and large air-handling units where shutdowns are costly and failure modes are gradual.

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.