Healthcare Facility Master Planning: Space Programming, Clinical Adjacency, and Growth Projection

THE DIRECT ANSWER

Healthcare facility master planning aligns space programming, clinical adjacency, and growth projections with the FGI Code edition your licensure and permits actually adopt—not every advisory Handbook paragraph. Plans typically span 10–25 years, tie capital to baseline condition data and service-line scenarios, and must reconcile NFPA 101 life safety, ASHRAE 170 ventilation, and Joint Commission Accreditation 360 physical environment documentation effective January 1, 2026.

STRATEGIC FRAMEWORK FOR MASTER PLANNING

- Master planning connects mission, clinical service strategy, and the built environment. Facility managers anchor the process in baseline data—capacity, condition, compliance gaps, and utility headroom—not slide-deck assumptions.

DEVELOPMENT PROCESS THAT SURVIVES CONSTRUCTION

- Baseline assessment: Inventory capacity, FCI or equivalent condition scores, life safety documentation, and technology readiness—see our healthcare facility assessment guide for a full workflow.
- Demographics and demand: Population, aging, chronic disease burden, and payer mix shifts that move ED, med-surg, and ambulatory volumes.
- Service-line scenarios: Conservative, baseline, and upside cases for surgery, imaging, behavioral health, and outpatient migration—not a single growth curve.
- Stakeholder alignment: Nursing, medical staff, operations, finance, and community partners sign off on assumptions before square footage hardens.
- Infrastructure gap analysis: Space, electrical, medical gas, HVAC, and IT deficits mapped by building segment and adopted code edition.
- Capital sequencing: Phased projects tied to FCI scoring and deferred maintenance so expansion does not inherit failing shells.
- Implementation metrics: Occupancy, throughput, left-without-being-seen, OR utilization, and pressure-room performance tracked against plan assumptions.

FIELD QUESTION

What is the typical planning horizon for healthcare facility master plans?

Healthcare facility master plans typically span 10–25 years, with detailed implementation roadmaps for the first 5 years and strategic direction for longer periods. The horizon should reflect service expansion goals, capital capacity, and market dynamics. Shorter horizons miss infrastructure; longer ones need explicit scenario testing so assumptions do not go stale.

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.