President’s Letter

January 1, 2018

Greetings for the New Year! I hope you had a very good holidays with your family and friends. As we start a new calendar year, my focus would be to layout a foundation based on success of the last year. I am so glad to report tremendous progress of our great chapter and want to thank you for making my presidency a memory of so many accomplishments.

The year 2017 brought 41 new members and all monthly meetings were well attended. Most common topics in networking hour at each meeting was educational pursuit, employment opportunities, best practice that can reduce unnecessary duplicate work, and how to stay ahead in the compliance work. Last year our all day education event had most attendance ever, we were sold out completely for the golf outing, and the Holiday party was the best ever in attendance, food, fun, and gifts. We dedicated the year ending party a tribute to our own Bill Anderson who has given so much time and energy to the Chapter.

The reason I mentioned these events is to emphasize that we are a volunteer group and our members are individuals who are naturally gifted and talented to run these type of programs. The executive committee spends many hours and days to plan and manage these events and they all deserved credit for our Chapter’s success. Naturally we manage to keep our facilities running, have a foresight to prevent repeat of most problems, effectively plan for contingencies and enjoy satisfaction of job well done with best of our abilities under given circumstances, even using duct tape, 2 x 4, and chewing gum-no pun intended.

We all get 24 hours in a day and there is no provision to carry over unused time nor any refund for misused time in a day. So when I ask you to volunteer for a task force and committees work, I am respecting your busy life. I balance 24 hours of each day in professional, personal, and volunteer work and rewards are most satisfying. Benefits of volunteering and networking changed my life in meaningful ways. I can say that YOU do have a little spare time for our chapter if you best utilize your 24 hours by planning and management talents. Hope to see you at monthly meetings again and more often regularly.

I am looking forward to hear from you that how you modified your daily activities for most efficient use. Would you like to share that with your colleagues?

Sincerely,

Rajendra N. Shah, PE, MBA, CHC, BSME, CHFM, FASHE
A Message from your President Elect,  
Gary Giovinazzo, CHFM,CHSP, SASHE; CBRE

Behavioral Health/Inpatient Care Environments

Addressing The Joint Commission and the Centers for Medicare and Medicaid Services’ focus on ligature risks

Patient safety is a primary concern for all hospitals and healthcare systems across the country. For the last 12 to 18 months, the Joint Commission and the Centers for Medicare and Medicaid Services (CMS) have increased inspection surveys for ligature and other self-harm risks in behavioral health patient care areas.

In March 2017, The Joint Commission issued the alert:

Effective immediately, The Joint Commission will place added emphasis on the assessment of ligature, suicide and self-harm observations in psychiatric hospitals and inpatient psychiatric patient areas in general hospitals. This comes at a time when there is national concern about the number of suicides in hospitals.

The focus on ligature risks is a top concern for Facilities Management. It is up to the facilities team along with other departments and staff—to understand, identify, and correct physical environment fixtures and objects that may pose a ligature, or hanging, risk to behavioral health patients. A complete risk assessment of the physical environment may be required which can include any area where the patient may be moved and treated; i.e., intensive care unit, medical surgery unit, radiology.

Some examples of risks include power cords on medical equipment, call bell cords, hand rails, doors, door knobs, door hinges and hardware, shower heads and curtains, exposed plumbing or piping, paper towel and soap dispensers on walls, electrical switches/receptacles, lighting fixtures, and projections from ceilings. The smallest risks must be identified and eliminated. As reported in Patient Safety Monitor Journal, even loose caulking can introduce significant safety risks.

Preparing for Inspection Surveys

One of the most cited noncompliance standards during The Joint Commission surveys has been EC 02.06.01 ep1 Interior spaces meet the needs of the patient population and are safe and suitable to the care, treatment, and services provided.

On December 8, 2017, the CMS issued a memorandum to clarify the standard’s requirements, including material that each facilities team should be intimately familiar with.

To help hospitals comply with the above standard, it’s recommended that several departments, in addition to Facilities Management, develop a Patient Suicide Risk Assessment. The purpose of the assessment is to identify potential or real risks to the patient in their treatment environment, as well as corrective action and mitigation plans. The team should be multi-disciplined, and can consist of Behavioral Health, Patient Safety, Quality, Safety Department, and Senior Hospital Administration.

The Inspection Survey Process

The survey will likely be performed in the psychiatric inpatient and outpatient environment, as well as any area the patient may visit. These areas require heightened safety monitoring with continuous observation.

In addition to the ligature risks noted above, surveyors will be on the lookout for:
- Unattended items. Utility or housekeeping carts that contain hazardous items (mops, brooms, cleaning agents, hand sanitizers, etc.)
- Sharps, harmful substances, and access to medications
- Oxygen tubing
- Unsafe items brought in by visitors
- Inadequate staffing levels to provide appropriate patient observation and monitoring
Although some risks cannot be eliminated, proactively identifying potential hazards is paramount. If the surveyor identifies a risk (ligature or other self-harm), the issue must be addressed and corrected immediately as this is an Environment of Care standard finding. This is unlike risks that fall under Life Safety, whereas the Facility Manager can request a time limited waiver and correct the issue within an extended period of time. *There are no time limited waivers for findings in the Environment of Care Standards.*

If the Facility Manager is unable to make an immediate correction, the mitigation plan must be implemented, which may include installing temporary enclosures and relocating patients and staff.

**Other Physical Environment Factors to Consider**

Many surveyors find ligature risks or looping potential with interior patient room bathroom doors. There are posing questions from Facilities Managers on how to correct these deficiencies. One correction may include installing new door hardware with top sensor monitoring. Another could be a complete door replacement with an approved door. Replacement of the doors, including labor, could mean hundreds or thousands of dollars per door. Each facility is unique and there is no one-fits-all approach.

To be certain that your corrections are compliant, send the submittals and specifications to the Authority Having Jurisdiction (AHJ), and obtain their approval in writing prior to placing a purchase order. Several facilities have made corrections without getting the AHJ’s approval and have wasted thousands of dollars and time on noncompliant items.

With operating dollars scarce, facilities professionals need to be diligent about obtaining the necessary approvals, ensuring dollars are being spent prudently, and more importantly, providing maximum patient safety.

**Resource Suggestions**

Architects designing new healthcare facilities or renovations should follow the [Design Guide for the Built Environment of Behavioral Health Facilities](https://www.facilitiesguidelines.org) by The Facilities Guidelines Institute. This will come in handy when submitting drawings and specifications to the AHJ.

Additionally, certain states have websites outlining approved and rejected materials and equipment for the behavioral health setting. I often reference the [Patient Safety Standards, Materials, and Systems Guidelines (19th Edition)](https://www.nysofmh.org) produced by the New York State Office of Mental Health. This manual is a guideline to approved, rejected, items under evaluation, and items to be used with caution depending on the risk level in New York State facilities. Other states may have similar sites and/or guidelines to assist in proper selection of materials, systems, and equipment.

**In Closing**

Healthcare facility managers play an important role in fostering patient safety. It is our responsibility to help ensure environments for patients and the staff are safe and suitable for care. Understanding ligature risks and the inspection survey process should be at the top of facilities’ curriculum. Any shortcomings could potentially endanger the lives of patients and staff, and jeopardizes the hospital’s accreditation and reimbursements from Medicare and Medicaid programs. Our industry must continue to be a knowledge partner for healthcare organizations and the healthcare industry in this area.
Welcome to our new members

- Antonio Acocella
- Joshua Barnett
- Jeffrey Beeden, PE, LEED AP
- Glenn Bouthillette
- Oliver Guminski
- Tom Hawxhurst
- Lewis Ischinger
- Dave Knecht
- Kevin McLaughlin
- Daniel Meehan
- James Miller, PE
- Diane Miskowski, MPH
- Tamara Monaco*
- Jerry Prevete
- Claudio Radossi
I was on the waiting list for HFMSNJ for many years, prior to getting inducted in 2003 and have been an active member since then. Bill Anderson sponsored me, and I remain grateful to him for his efforts in assisting me. My relationship with Bill stemmed from when I was an account rep for Honeywell Inc., and was assigned our account at Rahway Hospital, where he was the Vice President of Facilities. I have been a member of ASHE dating back to 1993. I currently serve on the HFMSNJ Membership Committee, and which I greatly value and enjoy. I have been serving that capacity since 2015. I currently serve on the HFMSNJ Membership Committee, and which I greatly value and enjoy. I have been serving that capacity since 2015. Prior to then, I served as the Ad Journal Committee Chair, dating back to 2010. During that time, I was fortunate to have been recognized with the President’s Service Award for my efforts to the Chapter in 2012. In my view, the culture has changed positively through the years, thereby encouraging and enabling member participation in many aspects of Chapter activities.

In my view, the culture has changed positively through the years, thereby encouraging and enabling member participation in many aspects of Chapter activities.

There has been an influx of newer members, including Regular Members, Professional Members as well as Professional Associate Members. In my view, this has enabled a more global perspective of the specific Healthcare challenges and concerns which our industry is faced with. “The ability for all these varied backgrounds and points of view facilitates networking opportunities, from both a business-to-business level as well as via a peer-to-peer level.”

I have owned SERVPRO of Central Union County and SERVPRO of Western Essex County for over 14 years. We provide both emergency and non-emergency services, including fire/water restoration, mold remediation, HVAC System and Air Duct System cleaning, Cooling Tower cleaning, deodorization, cleaning, and disinfection.

My company is certified by the Institute of Inspection Cleaning Restoration Certification (IICRC), the National Air Duct Cleaners Association (NADCA), active with the Indoor Air Quality Association of New Jersey (IAQA). We are registered as a Small Business Enterprise (SME) with the State of New Jersey. We are registered with the Federal Small Business Administration (SBA), and with the Port Authority of New York/New Jersey as a Small Business.

We have performed services at many of the Chapter Institutions through the years, and remain excited about working with many more going forward. We offer an Emergency Response Profile (ERP) which is an electronic App which proactively provides valuable facility data should an event occur, on any portable electronic device on a real-time basis. This is available at no cost, in essence a free tool which we would be happy to generate upon request. We can present this to an institution’s team upon request.

In summary, I love our organization and look forward to forging ahead together!
### 2018 Education Calendar

#### Title & Topic

<table>
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<tr>
<th>Date</th>
<th>Event Description</th>
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| April 19<sup>th</sup> | NFPA 99 Code Updates  
Speakers: Jeff McBride & Michael Yearian, 
Red Lion Medical Safety  
Sponsor: Michael A. Pomarico, Architect NCARB |
| May 17<sup>th</sup>   | TREMCO building envelope systems  
Sponsor: Joseph B. Callaghan, Inc. Consulting Engineers |
| June 21<sup>st</sup>  | All Day Seminar and Vendor Expo – TJC Updates  
Speaker: Kenneth A. Monroe, PE, MBA, CHC, PMP  
New Venue: APA Woodbridge, Iselin NJ |
| July        | ASHE Conference in Seattle, WA |
| August      | No meetings |
| September 10<sup>th</sup> | Golf Outing |
| September 20<sup>th</sup> | Sherman Engineering Medical gas and 
Vacuum systems updates.  
Speaker: William H. Lobdell  
Sponsor: Servpro - Bob Morrison |
| October 18<sup>th</sup> | OSHA updates The new guidelines  
Speaker: Michael Corbett, Compliance Specialist, 
Dept. of Labor OSHA  
Sponsor: Whitman Environmental and Engineering 
Consultants, Alexa Preucil |
| November 15<sup>th</sup> | Updated FGI Guidelines and the current state of affairs at the DCA.  
Speaker: Dave Uhaze  
Sponsor Information: Follett Ice: Ed Cichewicz |
| December    | Holiday Party on December 7th |

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**Education Chair**

**Gary Giovinazzo**

**Email:**  
gary.giovinazzo@cbre.com

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**March 2018**

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**http://www.hfmsnj.org**
H.F.S.M.N.J
Healthcare Facility Management Society of New Jersey

2018 ANNUAL TRADE SHOW/
ALL DAY SEMINARS
THURSDAY, JUNE 21
7:30 AM TO 4:30 PM
Venue: APA Hotel Woodbridge
120 S Wood Ave, Iselin, NJ 08830

Co-sponsored by the Healthcare Facility Management Association of Delaware Valley (HFMADV), and the Healthcare Engineers Association of Southern New Jersey (HEASNJ)

TITLES AND TOPICS:
The TJC Update for 2018 with CMS Ruling
Kenneth A. Monroe, PE, MBA, CHC, PMP

FGI Guidelines Updates
Doug Erickson, Former Chairman, FGI Guidelines

ASHE’s vision and strategy of survival and advancement with changing healthcare
Brad Taylor, 2018 President, American Society for Healthcare Engineering

Who Should Attend?
Those who want current information and best practice in Healthcare Facilities Management, Regulatory Compliance, and Construction. It is beneficial to Facilities, Engineering, and Maintenance Staff, Managers, Directors, Architects, Engineers, Contractors, and vendors. Administrators, Safety and Security Directors, Risk Managers and all individuals responsible for compliance can also benefit.

*** 5.5 ASHE CONTACT HOURS AVAILABLE ***
PROGRAM OVERVIEW

7:30  Registration & Continental Breakfast
8:00  The Joint Commission
9:30  Break – Trade Show
10:00 The Joint Commission
11:30 Brad Taylor -2018 President ASHE
11:45 Lunch and Trade Show
12:45 Doug Erickson, FGI Guidelines Updates Break –
2:45  Trade Show
3:30  Closing Remarks/ Questions & Discussion
4:30  Adjourn

COST PER PERSON

<table>
<thead>
<tr>
<th>Membership</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>HFMSNJ or ASHE Affiliated Chapter Members</td>
<td>$100.00</td>
</tr>
<tr>
<td>Non-Members</td>
<td>$150.00</td>
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<tr>
<td>Healthcare Group Rate</td>
<td>$200.00/$75.00</td>
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</tbody>
</table>

*To obtain the healthcare group rate, the healthcare organization must register two members at full price; additional employees of that organization (member or non-member) pay $75.00 each.
**Walk-ins accepted, but discouraged.

3 WAYS TO REGISTER

• Website: [www.HFMSNJ.org](http://www.HFMSNJ.org)
• Email: George.Young@atlantichealth.org
• Postal mail at address below

Payments must be received by June 1st
Checks Payable to: HFMSNJ, PO Box 95, Cranford, NJ 07016

*** TRADE SHOW ***

Contact Cindi Vasta at CVasta@pearlstreetled.com /908-297-2627
for Trade Show Tables

- Regular Booth $500
- Double Booth $750
- Banner Sponsor $200

Tables are available on a first come, first serve basis. To reserve space, please contact us ASAP!
It’s the Annual HFMSNJ Golf Outing!

September 10, 2018
Knoll West Country Club
Championship Course- Par 70
990 Greenbank Drive
Boonton NJ 07005
Website:  www.knollwest.com
Phone: 973-263-7110

Complete this form ASAP to reserve your spot!!!

Early Bird Golf Package: $285.00 per person includes: (after August 31, 2018 $300.00)

10:30 a.m. to 11:15 a.m.  Registration
Men/Ladies Lockers
Driving Range

11:30 a.m. to 12:30 p.m.  Buffet Luncheon

1:00 p.m.  Shotgun-Scramble Format
Closest to Pin-6, Longest Drvie-2

6:00 p.m.  Cocktail Hours, Hor d’oeuvres, Open Bar

7:00 p.m.  Dinner/Coffee/Tea/Ice Cream Bar
Awards

Early Bird Dinner Only: $100.00 person includes: (after August 31, 2018 $125.00)

6:00 p.m.  Cocktail Hour, Hor d’oeuvres, Open Bar

7:00 p.m.  Dinner/Coffee/Tea/Ice Cream Bar
Awards
2018 HFMSNJ GOLF OUTING REGISTRATION FORM

Golf prices include all meals and golf carts. Payment must be made in advance with registration.

SIGNUP

______ Golf and Dinner (Early Bird $285 Per Person $300 After 8/31/2018)
______ Dinner Only (Early Bird $100 Per Person $125 After 8/31/2018)

Golfer 1: ___________________________ Golfer 2: ___________________________
Golfer 3: ___________________________ Golfer 4: ___________________________

Dinner Only ______ Person(s)
Playing With: ___________________________

SPONSORSHIPS (Circle One)
Deadline to purchase all sponsorships is 8/10/18

Dinner Sponsorship $1,500.00
(1) Sponsorship Available
Cigar Sponsorship $950.00
(1) Sponsorship Available
Cocktail Hour Sponsorship $400.00
(2) Sponsorship Available Sold Out
Putting Green Sponsorship $500.00
(3) Sponsorships Available
Grand Prize Sponsorship $500.00
(3) Sponsorships Available
Closest to Pin Sponsorship $300.00
(6) Sponsorships Available
Ice Cream Bar Sponsorship
$500.00 (1) Sponsorship Available

Golf Ball Sponsor $1,200.00
(1) Sponsorship Available (Your company Logo on balls & sleeve) Sold Out
Lunch Sponsorship $500.00
(1) Sponsorship Available
Driving Range Sponsorship $500.00
(3) Sponsorships Available
Beverage Cart Sponsorship $500.00
(3) Sponsorships Available
Tee/Green Sponsorship $250.00
Many Sponsorships Available
Longest Drive Sponsorship $350.00
(2) Sponsorships Available

SPONSORSHIPS UPON AVAILABILITY - SELECT EARLY

Sponsorship Request: ___________________________

Amount Enclosed (Total Golfers, Dinner, & Sponsors): $________________________

NOTE: Please make check out to HFMSNJ and mail to: HFMSNJ
PO Box 95, Cranford, NJ 07016
Pay Pal: www.hmsnj.org

Please email your golf registration form to: ldifonzo@irs-restoration.com. If you have any questions, please contact Leo at 732-713-3486

Please email golf sponsor selections & logo to: Cindi Vasta at cvasta@pearlstreetled.com, if you have any questions, please contact Cindi at 908-297-2627
ARE YOU NEW TO HFMSNJ, GET INVOLVED!

“We are looking for a Historian,” who would continue to put history of our Organization together.

Our Historian retired and his hard work is unfinished.

For our end of year 2018 Ad Journal, we need assistance with:

- Contact previous presidents
- Gather up our awards
- Make a list of chapter members’ accomplishments, etc.

We will appreciate your time and tedious hard work.

Please contact our President Raj Shah.

Join a Committee!

March 2018
Social Justice Committe, Volunteer Day

Saturday, June 30th

HABITAT FOR HUMANITY
Livingston, NJ

Please contact our chair, Frank Keller for more information: frank_keller@carpetetcetera.com
C: (973) 605-8181

Social Justice Chair:
Frank Keller
frank_keller@carpetetcetera.com
Department of Community Affairs
Division of Fire Safety     Fire Code Enforcement

BULLETIN: 2017-1

SUBJECT: Carbon Monoxide Detection Installation - All Use Groups

REFERENCE: N.J.A.C. 5:70-4.3(a), N. J. A. C. 5:70-4.9(d)
and N.J.A.C 5:70-4.19(d)

ISSUE DATE: December 12, 2017

This Bulletin supersedes Bulletin 2003-3.

This document is being issued to provide guidance on the installation of carbon monoxide (CO) detection under the Uniform Fire Code (UFC). Provisions for the installation of CO detection were first introduced in the UFC in 2003 for use groups R-1, R-2, R-3, R-4 and I-1. Effective September 3, 2017, the requirement to have CO detection installed in buildings that have fuel-fired equipment or attached garages (other than garages that meet the definition of an open parking structure) has been extended to all buildings. There have been questions about how the new rules should be applied.

Please visit http://www.hfmsnj.org website for full details.
Join HFMSNJ

Our membership consists of Healthcare Facility Administrators, Supervisors, Architects, Engineers and Consultants.

To join, please fill out an application:

http://www.hfmsnj.org/p/memberap.php

For additional information regarding membership, please contact: Diana Barsoumat 908-964-8390 ext.145 or Dbarsoum@libertygrp.com