



GRAND-PM and the JCAHO Statement of Condition

I recently attended the session entitled "The Statement of Condition (SOC) – Old Game, New Rules" presented by Philip R. Jose of P.R. Jose & Associates. This was one of the sessions presented at the New England Hospital Engineers Society Fall Conference in Westport, Massachusetts.

Philip Jose has a great knowledge of the subject, many years of hands-on experience, and superb presentation skills. I learned a great deal.

My purpose of attending this session was to learn about JCAHO requirements and then provide the best way for GRAND-PM to help hospital engineers meet these requirements.

With the upcoming "Unannounced Survey" policy of the JCAHO, all healthcare organizations are required to demonstrate an on-going Plan for Improvement (PFI) of their Life Safety system. Therefore a well-organized and disciplined system is paramount in being ready for an "Unannounced Survey."

Following a survey, deficiencies found by a hospital engineer or consultants have to be either fixed within 60 days or less through the work order system, or Plan for Improvement (PFI) entry has to be created in the web-base (online) eSOC system.

I believe that GRAND-PM can help with both of the above items. I suggest the following:

ABOUT DIMA LITVAK CORPORATION

DIMA Litvak Corporation is a software development company specializing in providing Computerized Maintenance Management System (CMMS) solutions to hospitals, manufacturing companies, colleges and universities, food packaging companies, schools and property management companies.

1. Create an entry in the Environment of Care Function list of GRAND-PM for deficiencies that can be fixed within 60 days. For example, name this entry "SOC – Deficiency 60 days"
2. Create an entry in the Environment of Care Function list of GRAND-PM for deficiencies that you also enter in the web-based eSOC. For example, name this entry "SOC – Plan for Improvement"
3. Create a work order for every deficiency found by the engineer conducting the survey. Assign the work order to one of the Environment of Care Functions created in step 1 and 2. Be sure to assign the target date. For the work orders created for deficiencies to be fixed within 60 days make sure that the target date of the work order is 60 or fewer days from the date the work order is created. It is important to keep in mind that the work order has to be completed before or on the target date. Therefore, the work order will be counted towards a higher percent of the GRAND-PM Completion Status report.

If the work order is created for the deficiency for which you also create an online PFI entry, set the target date of the work order accordingly.

–continued

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It may seem that creating a work order in GRAND-PM for the deficiencies that you also enter in the eSOC is redundant. But in doing so, GRAND-PM will facilitate the job of tracking these items and assure their timely completion. This extra step will be worth it.

4. Every week you can run an open work order report for the work orders having a target date next week or within a couple of weeks. This will allow you to be on time with work orders before they become overdue.
5. You can also run a report of overdue open work orders. Using GRAND-PM to stay on top of work orders before they become overdue will result in having only a few items (if any) in this report.
6. To see how your organization completes the SOC-related work orders, run GRAND-PM Work Order Completion Status Report by Environment of Care Function. This report will show the sum number of work orders opened during the time period (grouped by month). For each period (month) the report will show how many work orders have been closed on target and how many are open and overdue. The report will have a column indicating the Percent Completion.

By periodically (weekly or monthly) running the GRAND-PM Work Order Completion Status Report you will be able to monitor your progress.

And when JCAHO surveyor walks in unannounced, you will be ready!

Dmitry Litvak, *President*