**Section 340.2000 Maintenance**

a) Every facility shall have an effective written plan for maintenance, including sufficient staff, appropriate equipment, and adequate supplies.

b) Each facility shall:

1) Maintain the building in good repair, safe and free of the following: cracks in floors, walls, or ceilings; peeling wallpaper or paint; warped or loose boards; warped, broken, loose, or cracked floor covering, such as tile or linoleum; loose handrails or railings; loose or broken window panes; and any other similar hazards.

2) Maintain all electrical, signaling, mechanical, water supply, heating, fire protection, and sewage disposal systems in safe, clean and functioning condition. This shall include regular inspections of these systems.

3) Maintain all electrical cords and appliances in a safe and functioning condition.

4) Maintain the interior and exterior finishes of the building as needed to keep it attractive, clean and safe (painting, washing, and other types of maintenance).

5) Maintain all furniture and furnishings in a clean, attractive, and safely repaired condition.

6) Maintain the grounds and other buildings on the grounds in a safe, sanitary, presentable condition, free of refuse and litter.

7) Maintain the building and grounds free of any possible infestations of insects and rodents by: eliminating sites of breeding and harborage inside and outside the building; and eliminating sites of entry into the building with screens of not less than 16 mesh to the inch and repair of any breaks in construction.

8) Maintain all plumbing fixtures and piping in good repair and proper functioning.

9) Protect the potable water supply from contamination by providing and properly installing adequate backflow protection devices, or providing adequate air gaps on all fixtures that may be subject to backflow or back siphonage.

c) *Areas of a nursing home used by residents of the nursing home* shall *be air conditioned and heated by means of operable air-conditioning and heating equipment. The areas subject to this air-conditioning and heating requirement include, without limitation, bedrooms or common areas such as sitting rooms, activity rooms, living rooms, community rooms, and dining rooms.* (Section 3-202(8) of the Act)

1) The mechanical system shall be capable of maintaining a temperature of at least 75 degrees Fahrenheit, pursuant to the requirements of Section 340.1320(j).

2) The air conditioning system shall be capable of maintaining an ambient air temperature of between 75 degrees Fahrenheit and 80 degrees Fahrenheit, pursuant to the requirements of Section 340.1320(j).

(Source: Amended at 35 Ill. Reg. 3442, effective February 14, 2011)