The Washington Biomedical Maintenance Playbook

Joint Commission 2026, NFPA 99, and a disciplined HTM program for Washington facilities

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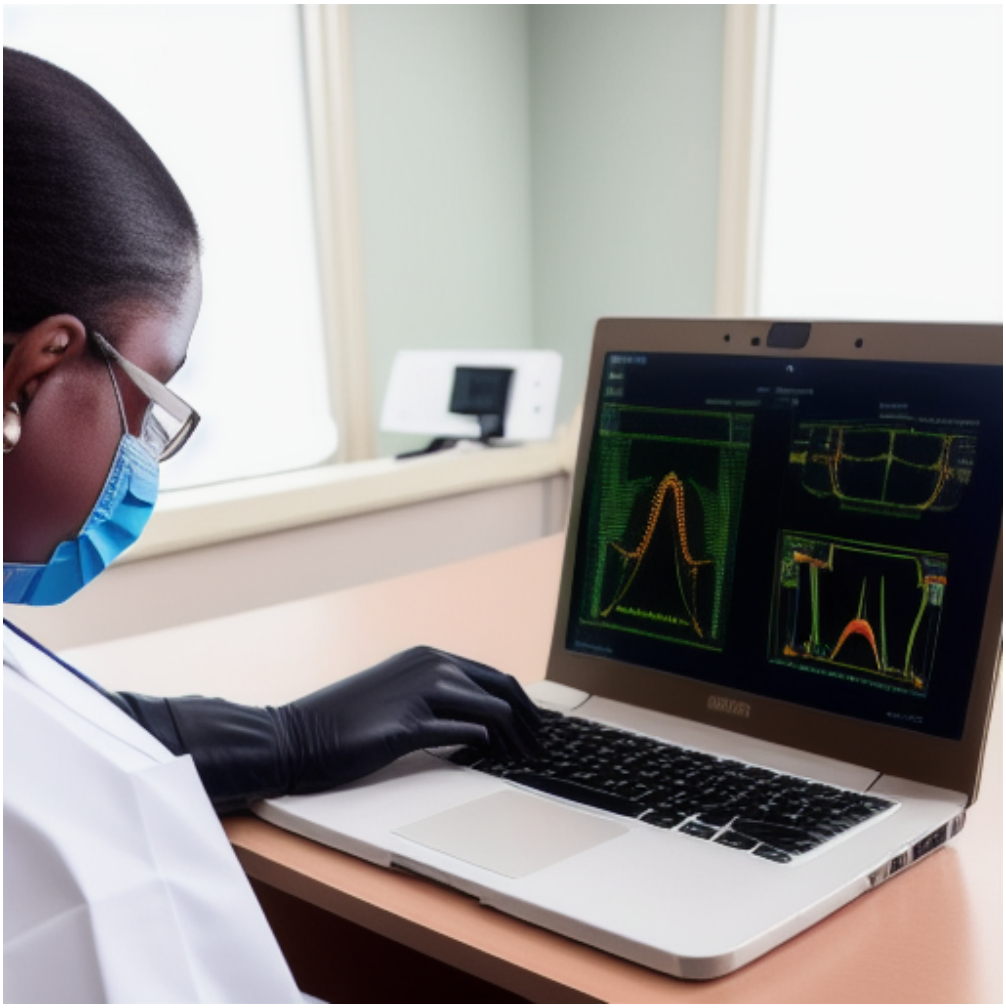

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Foreword

Equipment does not fail politely. It drifts, it degrades, and it usually chooses the worst possible moment to remind you that maintenance is not paperwork — it is patient safety. This field guide exists because biomedical equipment maintenance in Washington sits at exactly that intersection, where a quiet calibration drift or a skipped preventive-maintenance visit can become a clinical event.

Everything in these pages is grounded in the standards and regulatory developments in force as of July 2026. We have tried to write the book we wish we'd had on our first solo service call: specific, checklist-driven, and honest about the difference between what the standard requires and what good practice adds on top.

Read it front to back once, then keep it on the bench. The checklists at the end of each chapter are meant to be photocopied, argued with, and improved for your own facility.

Chapter 1 — One State, Every Kind of Facility

From Puget Sound metros to mountain towns and ferry-served island clinics, Washington's geography is unusually varied. A single biomedical program in Washington may serve a large hospital system one week and a rural clinic the next, and the equipment-safety standard does not scale down with facility size. This playbook is written for that reality: urban standards applied across Washington distances.

The organizing idea is that geography is an operational problem to be planned around, not an excuse for a weaker program.

Field Checklist

- ■ Inventory equipment across all Washington sites
- ■ Classify facilities by size and risk
- ■ Plan routes around the geography

Chapter 2 — Joint Commission 2026: The Physical Environment Chapter

The 2026 Comprehensive Accreditation Manual, released October 15, 2025, consolidates Environment of Care and Life Safety into a single Physical Environment chapter and shifts the emphasis toward performance outcomes. For facilities in every setting, that raises the value of a maintenance program that can demonstrate — not merely file — that equipment is safe and reliable.

Demonstrable condition beats binder thickness. Build the program to show the surveyor the device, current and in order.

Field Checklist

- Map the program to the Physical Environment chapter
- Prioritize demonstrable equipment condition
- Prepare evidence, not just documentation

Chapter 3 — NFPA 99 and Medical-Gas Accountability

NFPA 99 governs medical-gas systems, and the current 2024 edition added a dedicated cybersecurity chapter and a requirement for an auxiliary connection on the patient side of the medical-gas source valve. With a 2027 edition in development and its expanded cybersecurity provisions open for feedback, connected devices increasingly fall within scope.

The maintenance obligation is concrete: know your zone valves, alarm panels, and source equipment, and keep the connected-device inventory current.

Field Checklist

- Map zone valves and alarm panels
- Verify source-valve and auxiliary-connection provisions
- Inventory network-connected devices

Chapter 4 — Right to Repair and Equipment Uptime

The national debate over device servicing and remanufacturing has a practical edge for state facilities: surveys report that more than 91% of repair professionals have been denied service information for critical equipment, including imaging systems, and imaging downtime has direct clinical consequences. The program's job is to deliver uptime within that reality.

Parts access, documentation, and responsive service are what keep imaging and life-support equipment available.

Field Checklist

- Inventory accessible service information
- Build parts and loaner strategies
- Plan for imaging uptime specifically

Chapter 5 — Preventive Maintenance on a Calendar

A rolling PM calendar is the backbone of a Washington program. It prevents the slips that distance and schedule pressure invite, and it turns maintenance from a reactive scramble into a predictable rhythm.

Publish the calendar, route the visits, and batch the travel. Predictability is the product.

Field Checklist

- Publish a rolling PM calendar
- Batch travel to reduce windshield time

- Pre-stage parts for scheduled visits

Chapter 6 — Documentation and the Equipment File

Accreditors and CMS expect maintenance to be documented, traceable, and current. In the 2026 frame the file is evidence of a working program, so it must reflect reality: current dates, closed corrective actions, an accurate inventory.

Keep the file honest and retrievable by date. A clean current file outperforms a thick stale one.

Field Checklist

- Keep PM records current and retrievable
- Close corrective actions to documentation
- Maintain an accurate device inventory

Chapter 7 — Building a Statewide Program

A statewide Washington program is coverage, competence, parts, and data. Coverage means every site is reachable on a plan; competence means the right skills arrive; parts means the fix completes in one visit; and data means the program improves itself over time.

Landmarks and distances differ across Seattle, Spokane, and the San Juan Islands, but the discipline is the same everywhere: plan, document, and trend.

Field Checklist

- Ensure every site is on a coverage plan
- Match technician competency to equipment
- Trend fleet data to target investment

Conclusion: The Discipline of Boring Excellence

The best maintenance programs are boring. Nothing dramatic happens because the dramatic things were prevented three visits ago. The daily check that catches a 10 dB shift, the trend line that flags a tired membrane before it fails, the PM sticker that is current when the surveyor walks in — none of these make headlines, and that is precisely the point.

Regulators in 2026 are converging on the same message from different directions: show us the outcome, not just the binder. Joint Commission's consolidated Physical Environment chapter, CMS's continued scrutiny of the Conditions for Coverage, and FDA's servicing-versus-remanufacturing line all reward programs that can demonstrate — with data and disciplined records — that equipment is safe and ready.

Build the boring machine. Document relentlessly. Trend before you fail. That is the whole job, and done well, it is a genuine competitive advantage.

References

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ABOUT THE FOUNDER

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Devin Lockett is the founder and entrepreneur behind this title and the wider BiomedRx family of companies-spanning healthcare technology, wellness, media, and community initiatives. He builds brands focused on quality, service, and independent ownership.