

Where surveyors look at building controls, and the evidence RSA provides

A reference for quality, infection prevention and facilities leaders. It maps each area of building controls to the requirements reviewers commonly apply, alongside the evidence a Risk Surveillance Assurance engagement (RSA) can put in your teams' hands.

Control area	Where reviewers and standards look	Evidence an RSA engagement can provide
Water management	• CMS memo QSO-17-30: water management programs to reduce Legionella and other waterborne pathogens • ANSI/ASHRAE Standard 188 • The Joint Commission Physical Environment chapter	• Independent sampling and measurement against your written program • Verification that control limits and corrective actions work in practice • A documented record of deviations and closure
Ventilation and pressure	• CMS Conditions of Participation, Physical Environment (42 CFR 482.41) • ANSI/ASHRAE/ASHE Standard 170, Ventilation of Health Care Facilities • NFPA 99, Health Care Facilities Code	• Measured air changes, pressure relationships and conditions in critical spaces • Comparison against design and standard criteria • Findings prioritized by risk to occupants
Construction and ICRA	• CMS Conditions of Participation, Infection Prevention and Control (42 CFR 482.42) • The Joint Commission Infection Control and Physical Environment chapters • FGI Guidelines for Design and Construction (infection control risk assessment)	• Measured evidence that containment held over the life of a project • A time-stamped log of deviations, escalation and verified closure • A consistent method you can repeat across campuses

Moisture and microbial conditions	• CDC Guidelines for Environmental Infection Control in Health-Care Facilities • The Joint Commission Physical Environment chapter • State and local health department expectations	• Identification of moisture intrusion and conditions that favor growth • Accredited laboratory analysis with chain of custody • Remediation priorities tied to occupied and support spaces
Thermal, utilities and life safety	• CMS Conditions of Participation, Physical Environment and Emergency Preparedness (42 CFR 482.41 and 482.15) • NFPA 101, Life Safety Code, and NFPA 99 (2012 editions as adopted by CMS)	• Assessment of temperature and humidity stability and the systems behind them • Condition findings linked to remediation and capital planning
Response and verification	• CMS Conditions of Participation, Quality Assessment and Performance Improvement (42 CFR 482.21) • The Joint Commission requirements for tracking and acting on environmental issues	• A tested view of how deviations are found, escalated, corrected and confirmed closed • A survey-ready evidence file organized against the requirements above

How to use this. Your program owners stay in control. RSA doesn't replace your policies, committees or survey preparation. It adds independent, measured evidence to them, organized so your teams can find it when a surveyor asks.

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