



SEAQ® Lectures

Session 2024 - 26



BUILDING MANAGEMENT & MAINTENANCE IN HEALTH CARE FACILITIES

Ensuring Safety, Efficiency, and Compliance

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THE PRESENTER

A visionary engineering and project management leader with over two decades of experience across energy, infrastructure, healthcare, hospitality, and retail sectors in the Middle East and Africa.

As an accredited PMP and PMI-RMP professional, he has led major EPC and operations projects, blending strategic foresight with practical execution to ensure safety, efficiency, and sustainable delivery across multidisciplinary environments.

Projects In Qatar :

- The Diabetes Hospital
- Doha Festival City
- F&M Retail
- Data Centers
- ACS International School
- MOEHE FM Management Consultancy



INTRODUCTION

- Overview of building management and maintenance
- Importance in health care settings
- Goals: Patient safety, operational efficiency, regulatory compliance

KEY COMPONENTS OF BUILDING MANAGEMENT

- Facility Operations
- Maintenance Management
- Safety and Compliance
- Energy Management
- Space Planning

IMPORTANCE OF HEALTH CARE FACILITY MAINTENANCE

- Protecting patient health and safety
- Ensuring equipment reliability
- Compliance with health regulations (e.g., HIPAA, OSHA)
- Enhancing the patient experience

II. PHYSICAL ENVIRONMENT

9. FEFH: Facility & Equipment Maintenance

Standard FEFH.1 – Operation and Maintenance

Section	Standard	Required Documents
FEFH.1	There is an <u>operations and maintenance plan to coordinate all essential functions in the organisation.</u>	Operation and maintenance plan
Operation and Maintenance		

REGULATORY FRAMEWORK

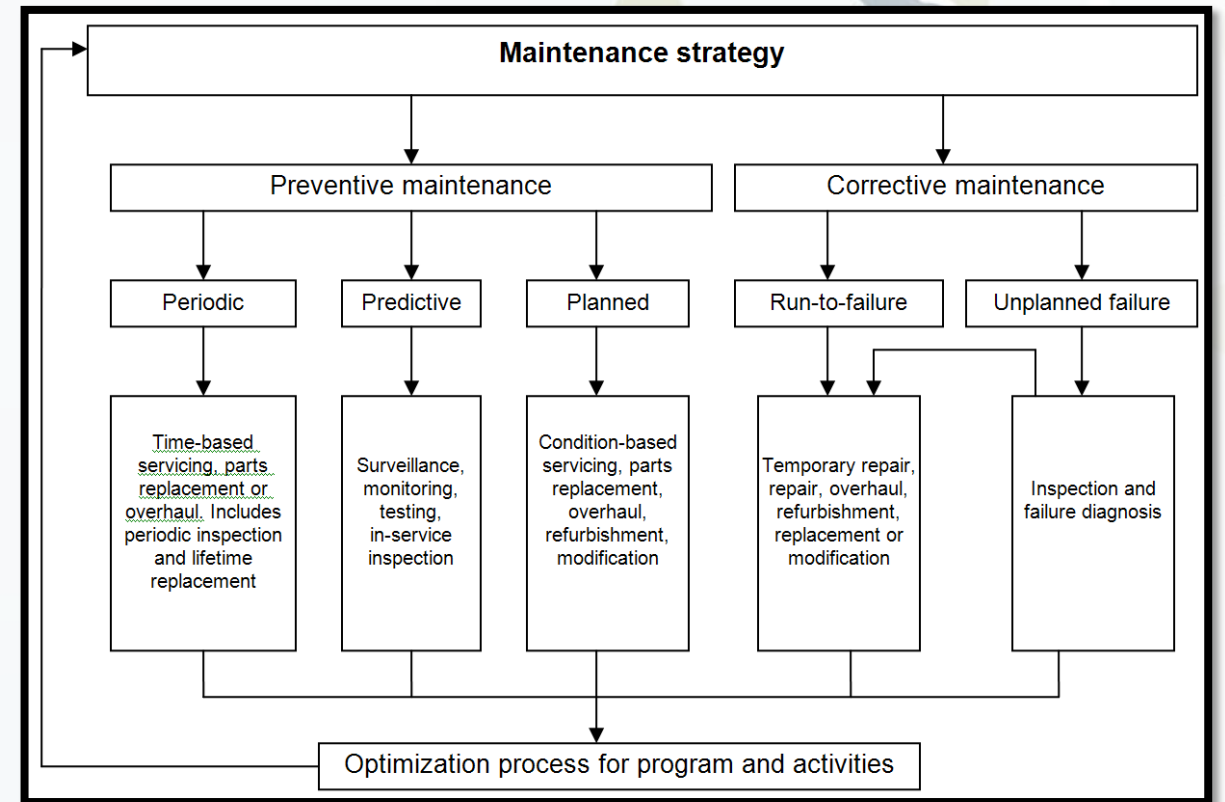
- Overview of key regulations affecting health care facilities
- MoPH health codes
- QCDD Codes
- Environmental regulations
- Importance of regular audits and inspections

II. <u>PHYSICAL ENVIRONMENT</u>		
7. EPFH: EMERGENCY PREPAREDNESS		
Standard EPFH.13 – Fire Safety Plan		
Section	Standard	Required Documents
EPFH.13 Fire Safety Plan	A copy of the fire safety plan is posted at or near the reception area of the facility.	Site Observation

IV. <u>LEADERSHIP</u>		
26. WSFH: WORKPLACE, HEALTH & SAFETY		
Standard WSFH.3: Hazards		
Section	Standard	Required Documents
WSFH.3 Hazards	There are no observable hazards in the building.	Site Observation

MAINTENANCE STRATEGIES

- Preventive Maintenance: Regular inspections and servicing
- Predictive Maintenance: Using data and analytics to predict failures
- Corrective Maintenance: Addressing issues as they arise



ROLE OF TECHNOLOGY

- Building Management Systems (BMS)
- Computerized Maintenance Management Systems (CMMS)
- IoT and smart technologies in monitoring and maintenance

II. PHYSICAL ENVIRONMENT

9. FEFH: Facility & Equipment Maintenance

Standard FEFH.5 – Indoor Air Quality Monitoring and Response

Section	Standard	Required Documents
FEFH.5 Indoor Air Quality Monitoring and Response	There is a process to regularly monitor indoor air quality and respond when results are out of the acceptable range.	BMS document or equivalent system



HEALTH & SAFETY PROTOCOLS

- Infection control measures
- Emergency preparedness and response plans
- Training staff on safety procedures

II. <u>PHYSICAL ENVIRONMENT</u>		
7. HWFH: HOUSEKEEPING & WASTE MANAGEMENT		
Standard EPFH.17 – Training		
Section	Standard	Required Documents
HWFH.17 Training	Staff members are trained in the use of fire extinguishers.	Training Records

II. <u>PHYSICAL ENVIRONMENT</u>		
7. EPFH: EMERGENCY PREPAREDNESS		
Standard EPFH.9 – Cause and Effect		
Section	Standard	Required Documents
EPFH.9 Cause and Effect Matrix	The written emergency plan identifies: <ul style="list-style-type: none">• (Roles and responsibilities in an emergency;• information about the fire safety system and equipment;• emergency preparedness and response procedures for an all-hazard plan	Emergency Preparedness Plan

SUSTAINABILITY IN HEALTH CARE FACILITIES

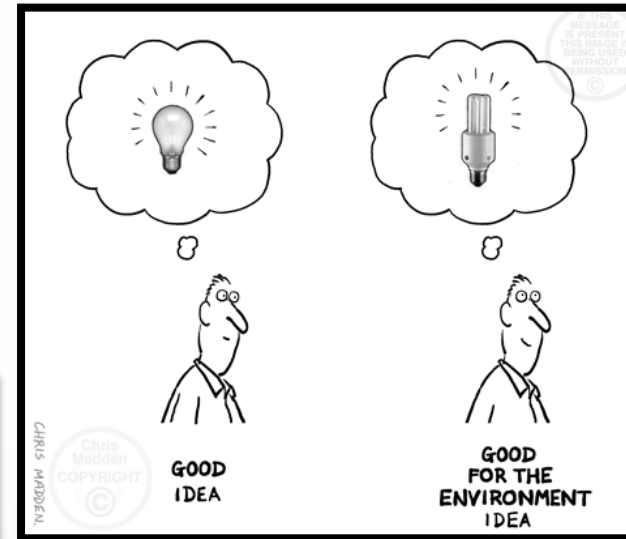
- Energy-efficient systems and practices
- Waste management strategies
- Green building certifications

II. PHYSICAL ENVIRONMENT

6. HWFH: HOUSEKEEPING & WASTE MANAGEMENT

Standard HWFH.27 – Waste Management

Section	Standard	Required Documents
HWFH.27 Waste Management	Medical waste is stored in secure, <u>labeled</u> containers, appropriate to the type of medical waste.	Waste Management Policy and Site Observation



CHALLENGES IN BUILDING MANAGEMENT

- Budget constraints
- Aging infrastructure
- Keeping up with technology advancements
- Balancing maintenance with patient care needs



BEST PRACTICES

- Regular staff training and engagement
- Prioritizing communication and collaboration among departments
- Continuous assessment and improvement of maintenance strategies
- Predictive & Preventive Maintenance Vs Corrective Maintenance



CONCLUSION

- Recap of the importance of effective building management in health care
- Call to action: Prioritize maintenance for patient safety and operational excellence
- Q&A



THANK YOU



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