STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	205068	A. BUILDING 01 B. WING	R 06/13/2023

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SPRINGBROOK CENTER	300 SPRING ST WESTBROOK, ME 04092

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
{E 000}	Initial Comments Federal Recertification Survey Survey Dates: 04-25-23 Springbrook Center, a long term care facility, is in substantial compliance with 42 Code of Federal Regulations Part 483.73 Requirement for Long Term Care Facilities for Emergency Preparedness.	{E 000}		
{K 000}	INITIAL COMMENTS Federal Recertification Survey Survey Dates: 4-25-23 Springbrook Center, a long-term care facility is not in substantial compliance with the National Fire Protection Association 101 Life Safety Code, 2012 Edition as referenced in 42 CFR 483.90 (a - d) - Physical Environment.	{K 000}		
{K 211} SS=D	Means of Egress - General CFR(s): NFPA 101 Means of Egress - General Aisles, passageways, corridors, exit discharges, exit locations, and accesses are in accordance with Chapter 7, and the means of egress is continuously maintained free of all obstructions to full use in case of emergency, unless modified by 18/19.2.2 through 18/19.2.11. 18.2.1, 19.2.1, 7.1.10.1 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long term care facility failed to maintain the exit corridors free of obstructions per NFPA 101, Life Safety Code, 2012 Edition, Sections 19.2.1. & 7.1.5.1.	{K 211}	The Center has contracted with National Firestopping Solutions (NFS) to replace the door magnets on all stairwell doors to comply to with NFPA 101 Life Safety Code, 2012 Edition, Sections 19.2.1 & 7.1.5.1. NFS estimates this work to be complete by December of 2023. Please see the attached contract, which has been signed by Kristopher Anderson, Maintenance Director at Springbrook Center.	12/20/23

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
	ADMINISTRATOR	6-21-23

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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	205068	A. BUILDING 01 _____ B. WING _____	R 06/13/2023

RECEIVED
JUN 21 2023
BY:

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
SPRINGBROOK CENTER	300 SPRING ST WESTBROOK, ME 04092

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{K 211}	Continued From page 1 Finding: On June 13, 2023, between 8:45 am and 9:30 am, a surveyor, with the Director of Maintenance, observed the following: 1. Door magnets hang down from every door frame for stairwell 1,2&3 measure 6'4" from the bottom of the magnet to floor. The surveyor confirmed these finding with the Director of Maintenance at the time of the observation.	{K 211}		
{K 222} SS=E	Egress Doors CFR(s): NFPA 101 Egress Doors Doors in a required means of egress shall not be equipped with a latch or a lock that requires the use of a tool or key from the egress side unless using one of the following special locking arrangements: CLINICAL NEEDS OR SECURITY THREAT LOCKING Where special locking arrangements for the clinical security needs of the patient are used, only one locking device shall be permitted on each door and provisions shall be made for the rapid removal of occupants by: remote control of locks; keying of all locks or keys carried by staff at all times; or other such reliable means available to the staff at all times. 18.2.2.2.5.1, 18.2.2.2.6, 19.2.2.2.5.1, 19.2.2.2.6 SPECIAL NEEDS LOCKING ARRANGEMENTS Where special locking arrangements for the safety needs of the patient are used, all of the Clinical or Security Locking requirements are being met. In addition, the locks must be	{K 222}	The Center has contracted with NFS to replace the door mechanisms on all stairwell doors that only require one releasing mechanisms and no special knowledge to operate to comply with NFPA 101 Life Safety Code, 2012 Edition, Sections 19.2.2 & 7.2.1.5. NFS estimates this work to be complete by December of 2023. Please see the attached contract, which has been signed by Kristopher Anderson, Maintenance Director at Springbrook Center.	12/20/23

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	205068	A. BUILDING 01 JUN 21 2023 B. WING BY:	R 06/13/2023

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{K 222}	Continued From page 2	{K 222}		

electrical locks that fail safely so as to release upon loss of power to the device; the building is protected by a supervised automatic sprinkler system and the locked space is protected by a complete smoke detection system (or is constantly monitored at an attended location within the locked space); and both the sprinkler and detection systems are arranged to unlock the doors upon activation.
18.2.2.2.5.2, 19.2.2.2.5.2, TIA 12-4
DELAYED-EGRESS LOCKING ARRANGEMENTS
Approved, listed delayed-egress locking systems installed in accordance with 7.2.1.6.1 shall be permitted on door assemblies serving low and ordinary hazard contents in buildings protected throughout by an approved, supervised automatic fire detection system or an approved, supervised automatic sprinkler system.
18.2.2.2.4, 19.2.2.2.4
ACCESS-CONTROLLED EGRESS LOCKING ARRANGEMENTS
Access-Controlled Egress Door assemblies installed in accordance with 7.2.1.6.2 shall be permitted.
18.2.2.2.4, 19.2.2.2.4
ELEVATOR LOBBY EXIT ACCESS LOCKING ARRANGEMENTS
Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted on door assemblies in buildings protected throughout by an approved, supervised automatic fire detection system and an approved, supervised automatic sprinkler system.
18.2.2.2.4, 19.2.2.2.4
This REQUIREMENT is not met as evidenced by:
Based on observation and interview, the long term care facility failed to provide required

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{K 222}	Continued From page 3 signage for delayed egress doors per NFPA 101, Life Safety Code, 2012 Edition, Sections 19.2.2.2., 7.2.1.5 Findings: On June 13, 2023, between 8:45 am and 9:30 am, a surveyor, with the Maintenance Director present, observed the following: 1. Egress doors on the second and third floor stairwells require special knowledge to exit the building by having 2 locking devices installed on the doors. One of the locking devices is installed in the vertical position with delayed egress"Push until alarm sounds door can be opened in 30 Secondss" and the other panic hardware bar was installed in the horizontal position to open the door after the delayed egress was unlocked. More than one releasing mechanism on an egress door is not allowed. The surveyor confirmed this findings with the Maintenance Director at the time of the observation.	{K 222}		
{K 311} SS=E	Vertical Openings - Enclosure CFR(s): NFPA 101 Vertical Openings - Enclosure 2012 EXISTING Stairways, elevator shafts, light and ventilation shafts, chutes, and other vertical openings between floors are enclosed with construction having a fire resistance rating of at least 1 hour. An atrium may be used in accordance with 8.6. 19.3.1.1 through 19.3.1.6 If all vertical openings are properly enclosed with construction providing at least a 2-hour fire	{K 311}	The Center has contracted with NFS to replace and label all stairwell doors that identifies the fire rating of the door to comply with NFPA 101 Life Safety Code, 2012 Edition, Sections 19.3.1.1. NFS estimates this work to be complete by December of 2023. Please see the attached contract, which has been signed by Kristopher Anderson, Maintenance Director at Springbrook Center.	12/20/23

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{K 311}	Continued From page 4 resistance rating, also check this box. This REQUIREMENT is not met as evidenced by: Based on observation and interview, the long-term care facility failed to ensure that vertical openings between floors are enclosed with construction having a fire resistance rating of at least 1 hour per NFPA 101, Life Safety Code, 2012 edition Section 19.3.1.1 Finding: On June 13, 2023, between 8:45 AM and 9:30 AM, a surveyor, with the Maintenance Director present, observed the following: 1. The doors on every floor serving stairwell 1,2 &3 are not equipped with a label that identifies the fire rating of the door. The surveyor was unable to verify the rating of the door assembly. The surveyor confirmed this finding with the Maintenance Director at the time of the observation.	{K 311}		

NATIONAL FIRESTOPPING SOLUTIONS

RECEIVED

JUN 21 2023

BY: _____

June 15, 2023

Dear Mr. Anderson,

I hope this letter finds you well.

I am writing to confirm that National Firestopping Solutions (NFS) has received the recent report identifying certain doors within **Genesis – Springbrook Center** that are currently out of compliance and non-rated. I understand the importance of resolving this issue promptly to ensure the safety of your residents and staff, and to meet the standards outlined by the fire safety regulations.

Please be assured that we have initiated a plan of action to address these issues. We are currently in the process of procuring the necessary rated doors to replace those identified as non-compliant. The delivery of these doors is to be determined by our distributors and supply chains, and our team is set to proceed with the installation immediately thereafter. We anticipate this work to be completed by **December 2023.**

Upon receipt of the doors, NFS will schedule and mobilize a professional team to your facility promptly to install these doors and correct any outstanding compliance issues. Our team is fully trained, and IFDIA accredited, and committed to ensuring the installation process adheres strictly to the necessary standards, with minimal disruption to your daily operations.

We recognize the urgency of this matter and appreciate your trust in NFS to execute these repairs swiftly and professionally. Please feel free to share this letter with the Fire Marshal to reassure them that appropriate steps are being taken to rectify the compliance issues at your facility.

I am at your disposal for any further information or clarification needed. We will provide regular updates on the progress of this project to keep you informed every step of the way.

Thank you for your cooperation and understanding.

Best regards,

Griffin Carr
Door Division | Regional Manager
National Firestopping Solutions

Kristopher Anderson 6/15/2023
Approval Signature/Date

Kristopher Anderson
Print Name

NATIONAL FIRESTOPPING SOLUTIONS

June 12, 2023

RECEIVED
JUN 21 2023
BY:

Michael Lenoch
Genesis – Springbrook Center
300 Spring Street
Westbrook, ME 04092

National Firestopping Solutions is pleased to present this fire door repair proposal for work to be performed at Genesis – Springbrook Center in Westbrook, ME.

Scope: NFS will install replacement doors on all rated stairwells inspected by NFS in May 2023. All repairs will be documented in Procore and provided to facilities.

Door Repair Rate Section:

Labor Rate Per Technician----------$105.00/hour

Materials----------Cost

OH&P----------15%

NFS holds UL, FM and IFDIA certifications.

*Work is considered completed using timestamp and photos.
*Repairs do not include electrical work, welding, or full frame replacement.
*NFS is not responsible for any damage delt to assemblies after completion of work.
*This proposal is valid for 45 days after submittal date.

Sincerely,

Griffin Carr
Door Division | Project Manager
National Firestopping Solutions

Kristopher Anderson 6/15/2023
Approval Signature/Date

Kristopher Anderson
Print Name