

PRINTED: 02/08/2017
FORM APPROVED

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL090025	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____		(X3) DATE SURVEY COMPLETED 01/31/2017
NAME OF PROVIDER OR SUPPLIER WOODRIDGE ASSISTED LIVING FACILITY			STREET ADDRESS, CITY, STATE, ZIP CODE 2515 FOWLER SECRET ROAD MONROE, NC 28110		
(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) COMPLETE DATE	
C 000	Initial Comments Report of Construction Section Biennial Survey by Dennis Harrell on 1-31-2017. Records indicate this facility was first licensed on 1-27-1999, as a Home for the Aged for 80 beds, including 24 Special Care Beds. Based on this information, we are requiring the facility to meet the 1996 Homes for the Aged and Disabled - Minimum Standards and Regulations, the applicable portions of the 2005 Rules for Adult Care Homes of Seven or More Beds, and the 1996 Edition of the North Carolina State Building Code, Section 409.1, Institutional Occupancy Group I.	C 000	See Attachment		
C 101	Existing Licensed Fac- No less than '71 Rules SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, change in service or bed count, addition, renovation, or alteration; however in no case shall the requirements for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm", copies of which are available at the Division of Health Service Regulation at no cost; This Rule is not met as evidenced by: Based on observation and interview, the facility	C 101			

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

STATE FORM

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PD1P21

If continuation sheet 1 of 5

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C 101	Continued From page 1 failed to comply with Section 1012.6.1.4.F. of the 1998 NC State Building Code. Section 1012.6.1.4. F. requires, "If any required emergency release switch is of the locking type, all staff must carry emergency release switch keys." Finding includes: The required emergency release switch located at the courtyard exit gate was of the locking type. Most staff did not carry release switch keys. All staff who are responsible for the evacuation of the occupants must carry an emergency release key at all times when on duty.	C 101			
C 111	Must Have Current San. & Fire Safety Reports SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0302 DESIGN AND CONSTRUCTION f) The facility shall have current sanitation and fire and building safety inspection reports which shall be maintained in the home and available for review. This Rule is not met as evidenced by: Based on a review of documents, the most recent Fire Marshal building safety inspection report was dated 11-24-2015. Buildings must be inspected and approved annually as required to ensure all systems can operate properly in an actual emergency.	C 111			
C 185	Fire Safety-Rehearsals on Each Shift SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0309 PLAN FOR EVACUATION (b) There shall be rehearsals of the fire plan quarterly on each shift in accordance with the requirement of the local Fire Prevention Code	C 185			

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STATE FORM

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C 185	Continued From page 2 Enforcement Official. (c) Records of rehearsals shall be maintained and copies furnished to the county department of social services annually. The records shall include the date and time of the rehearsals, the shift, staff members present, and a short description of what the rehearsal involved. (f) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: Based on a review of documents, the records available onsite included no description of what the rehearsal involved.	C 185		
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation, many corridor doors are prevented from closing quickly and fitting to resist the passage of fire and smoke. Corridor doors that do not close completely and fit the opening present the possibility that a fire that begins in one space can quickly spread to the corridor and the remainder of the facility. Findings include: a. The door to bedroom 222 was wedged open.	C 189		

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C 189	Continued From page 3 b. The doors to rooms 101, 102, 104, 105, 112, 213 and 217 do not fit the opening properly to be resistant to the passage of smoke. 2. Based on observation, some battery powered emergency lights would not work when tested. Battery powered emergency lights that will not work properly for at least 90 minutes could endanger the residents and staff. Non-functioning emergency lights include: a. Corridor near room 103, b. Corridor near room 109, c. Corridor near room 222. 3. Based on observation, the alarm sounding device covering the emergency release switch at the end of 300 Hall failed to sound when opened. Alarm devices that do not work could allow resident elopement. 4. Based on observation the required one-hour fire rated walls and/or ceilings were compromised in locations. Holes and penetrations that are not sealed with materials approved for use in one-hour fire rated construction present the possibility that a fire that begins in one space can quickly spread to other areas of the facility. Findings include: a. Unsealed penetration in the ceiling of the maintenance shop, b. Unsealed penetration in the ceiling of the indoor electrical room.	C 189			
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be	C 199			

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C 199	Continued From page 4 provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: Based on observation the facility failed to maintain required exhaust in a working condition. Non-functioning exhaust could cause an unhealthy buildup of moisture and possibly bacteria. Findings include: a. The exhaust system was not working on the 200 Hall. b. The exhaust system was not working on the 300 Hall.	C 199			

February 23, 2017 CORRECTIVE ACTION

C101 Section .0300 PHYSICAL PLANT

10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS

ACTION: New keys purchased and given to all MCU staff.

All MCU Staff In-serviced on regulation referenced above.

Monitoring of staff in MCU on each shift to maintain compliance.

Spot checking of keys will continue at unannounced times by Maintenance Director.

C111 Section .0300 – PHYSICAL PLANT Must Have Current San. & Fire Safety Reports

10A NCAC 13F .0302 DESIGN AND CONSTRUCTION

ACTION: Fire Marshall came on 2/7/2017 Inspected and passed.

C185 Section .0300 PHYSICAL PLANT Fire Safety-Rehearsals on Each Shift

ACTION: Fire Drills have added requested information of description of what rehearsal involved.

C189 Section .0300 PHYSICAL PLANT Building Equipment Maintained Safe, Operating

ACTION: Room 222 re-aligned to fit securely. Rooms 101, 102, 104, 105, 112, 213, 217 were fitted with weather stripping.

ACTION 2: Replaced the non-functioning emergency lights near room 103, 109, 222 were replaced

ACTION3: Fixed screamer at end of Hall 300. Re-checked batteries over entire building.

ACTION 4: Unsealed area in ceiling maintenance shop caulked with appropriate caulking.

Unsealed area in indoor electrical room sealed with appropriate caulking.

C199 Section .0300 PHYSICAL PLANT Exhaust Ventilation

ACTION: 1 new assembly, 1 new electric motor for 200 & 300 Hall. Work completed by Love Plumbing & HVAC.



City of Monroe Fire Department
117 N. Church Street, Monroe, NC 28112
Telephone: 704-282-4726 / Fax: 704-282-4777
Fire Inspection Form

Type of Permit: ☐ 6 Month ☒ 12 Month ☐ 24 Month ☐ 36 Month Date 2/7/17 Recheck Date _____
☐ Construction ☐ Fire Protection ☐ No Charge ☐ Rerecheck Station Response 7
☐ Temporary ☐ Customer Complaint ☐ ABC License ☐ Foster Care
Business Name: Woodbridge Property Group Business Telephone #: 704-225-0011
Street Address: 2515 Yonkers Avenue, Monroe, NC 28110
Invoice Mailing Address: Same as above
Property Owner Name: _____ Telephone #: (____) _____ Home/Cell _____
Business Contact: Johnny Adams Telephone #: 225-969-0520 Home/Cell _____

VIOLATIONS OF NORTH CAROLINA FIRE PREVENTION CODE

- | | |
|---|---|
| ☐ 304 Storage of Combustible Materials | ☐ 1003 General Means of Egress |
| ☐ 315 Misc. Combustible Material Storage | ☐ 1006 Means of Egress Illumination |
| ☐ 505 Premises Identification | ☐ 1008 Doors, Gates and Turnstiles |
| ☐ 605 Electrical Equipment, Wiring & Hazards | ☐ 1011 Exit Signs |
| ☐ 703 Fire-Resistance-Rated Construction | ☐ 1023 Exit Discharge |
| ☐ 808 Decorative Vegetation | ☐ Chapter 13 Combustible Dust Producing Operations |
| ☐ 807 Decorative Materials | ☐ Chapter 23 High Piled Combustible Storage |
| ☐ 903 Automatic Sprinkler Systems | ☐ Chapter 27 Hazardous Materials |
| ☐ 904 Alternative Automatic Fire Extinguishing Systems | ☐ Chapter 34 Flammable/Combustible Liquids |
| ☐ 906 Portable Fire Extinguishers | ☐ 105.3.3 Occupancy prohibited before approval |
| ☐ 907 Fire Alarm and Detection Systems | ☐ _____ |
| ☐ 912 Fire Department Connections | ☐ _____ |

Fire Code Approved ☒

Comments:

Fire Code Approved

Type of Occupancy and Fire Inspection Fee Charge:

- | | | | | | | |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------------|-----------------------|
| ☐ A-1 | ☐ B | ☐ H-2 | ☐ I-2 | ☐ R-2 | ☐ U | \$35.00 Rerecheck Fee |
| ☐ A-2 | ☐ E | ☐ H-3 | ☐ I-3 | ☐ R-3 | ☐ High Rise | \$50.00 Rerecheck Fee |
| ☒ A-3 | ☐ F-1 | ☐ H-4 | ☐ I-4 | ☐ R-4 | | |
| ☐ A-4 | ☐ F-2 | ☐ H-5 | ☐ M | ☐ S-1 | | |
| ☐ A-5 | ☐ H-1 | ☐ I-1 | ☐ R-1 | ☐ S-2 | | |

AED on-site ☐

Fire Official: [Signature]
Title: Inspector
Occupant: [Signature]
Signature: [Signature]