STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL012040	A. BUILDING: **01** B. WING _____	**03/01/2018**

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
JONAS RIDGE ADULT CARE	**9051 HWY 181** **JONAS RIDGE, NC 28641**

(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 Complaint Survey by Dennis Harrell on 3-1-2018. The Complaint alleged that construction activity was going on and no building permits had been posted. Records indicate this Facility was first licensed on 1-8-1979, and an addition to the building was completed in 1982. Another addition was completed in 1986 for a total capacity of 57 residents. Therefore, the original facility and the first addition are required to meet the 1977 Minimum and desired Standards and Regulations for Homes for the Aged and Infirmed and the second addition to meet the 1984 Minimum Standards and Regulations to Homes for the Aged and Disabled. The entire facility is required to meet the applicable portions of the 2005 Minimum and Desired Standards and Regulations for Homes for the Aged and Infirmed and the 1978 North Carolina State Building Code, Section 409.1(c), Institutional (I) Occupancy-Unrestrained, Group I-2. Portions of the Complaint were substantiated.	C 000		
C 116	Plans Submittals and Approvals SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings	C 116		

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C 116	Continued From page 1 and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted by the applicant or appointed representative and reviewed by the Division. (d) Any changes made during construction shall require the approval of the Division to assure that licensing requirements are maintained. (e) Completed construction or remodeling shall conform to the requirements of this Section including the operation of all building systems and shall be approved in writing by the Division prior to licensure or occupancy. Within 90 days following licensure, the owner or licensee shall submit documentation to the Division that "as built" drawings have been received from the builder. (f) The applicant or designated agent shall notify the Division when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent and 90 percent complete and upon final completion. This Rule is not met as evidenced by: Based on observation and interview with staff, several construction and remodeling projects were either planned or ongoing and in various stages of completion. Based on interview with facility staff, no building permits had been	C 116		

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C 116	Continued From page 2 obtained from the local Building Inspection Department. Review of Construction Section records confirmed that Construction Documents had not been submitted to the Construction Section. 1. Findings of modifications already done include; a. A fence had been installed outside a required and marked exit that affects exiting in an emergency. b. A corridor door into the kitchen had been removed and replaced with a wall. c. A corridor door into the former resident laundry had been removed and replaced with a wall. d. A new 24 inch wide opening had been cut into the wall separating the pantry from the former resident laundry. e. The former resident laundry had been taken out of service and is now part of the pantry. f. A small air handling unit supplying the former resident laundry and part of the corridor had been removed along with the ductwork so the 2 registers to the corridor are now open transfer grills that require one-hour fire protection. 2. Findings of planned modifications include; g. A former copy room adjacent to the main laundry is the planned location of a new resident laundry and will require electrical and plumbing work to be done. h. Several 5 ton split system air conditioners with high efficiency gas furnaces are planned to be installed in the attic of this unsprinklered facility. The plan is to use the corridor for the return air plenum and does not include one-hour enclosures for the gas fired furnaces. It was not clear whether it was planned to protect the ceiling penetrations with ceiling radiation dampers.	C 116	C 116 - 1.a. Gate has been modified to swing outward and single action operation to open one door of gate for emergency exit. 1.b,c, d. Plans while not submitted were visualized on inspection and done to meet approval. 1. f. Open vents were removed and drywalled to give one-hour fire protection. 2. g. Permit was obtained for electrical and plumbing for the residential laundry area. 2. h. HVAC system plan was modified to include outdoor package units instead of attic units. Also, no fire walls will be penetrated and radiation dampers will be installed on all supply and return ducts throughout community. Permits were obtained from local building inspector. Finally, plans will be submitted to the department for final approval.	4/16/18 3/1/18 3/5/18 3/22/18 3/1/18 - On-going

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C 153	Continued From page 3	C 153	C-153 See 1.a. above. C-189 New junction box installed and mounted to wall in pantry. Old boxes were removed.	4/16/18
C 153	Exit Door Locks-Single Hand Motion SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (3) All exit door locks shall be easily operable, by a single hand motion, from the inside at all times without keys; and This Rule is not met as evidenced by: Based on observation a fence had been built outside a required and marked exit to encompass a courtyard. The exit gate in the new fence failed to comply with the Rule above. Findings include; a. The exit gate latches include a barrel bolt latch and a rotating wood cross-bolt both requiring several hand motions to open. b. The courtyard could hold more than 50 people and the exit gate swings to the inside.	C 153		
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.	C 189		

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C 189	Continued From page 4 This Rule is not met as evidenced by: Based on observation, the facility was not maintained in a safe condition because of electrical junction boxes not properly mounted. Finding includes; Several old fire alarm boxes in the pantry, now being used as junction boxes for the fire alarm were hanging by the wires and/or conduits.	C 189		