STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	HAL060049	A. BUILDING: **01** B. WING _____	**06/19/2019**

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BROOKDALE CARRIAGE CLUB PROVIDENCE	**5816 OLD PROVIDENCE ROAD CHARLOTTE, NC 28226**

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C 000	Initial Comments Report of a Construction Section Biennial Survey by Suzanna Fay conducted on June 19, 2019. The facility was licensed on December 30, 1997 as a Thirty-Four (34) bed Special Care Unit. Based on this information, this facility is required to meet the 1996 Homes for the Aged and Disabled- Minimum Standards and Regulations, the 1996 Edition of the North Carolina State Building Code, Section 409.1- Group I - Institutional Unrestrained Occupancy and the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds. Deficiencies have been cited and a Plan of Correction is required.	C 000		
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;	C 101		

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C 101	Continued From page 1 This Rule is not met as evidenced by: 1. Observations revealed that the facility does not meet building code requirements in effect at the time of construction, addition or alteration. Special locking arrangements require each locked door to have an on/off emergency release switch located within 3 feet of the door. . Findings on June 19, 2019: a. The first floor courtyard gate is an exit from the dining room. The gate has a keypad only and is not provided with a release switch that does not depand on relays or other electronic devices to unlock..	C 101		
C 162	Outside Premises-Outdoor Lighting SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (3) Outdoor walkways and drives shall be illuminated by no less than five foot-candles of light at ground level. This Rule is not met as evidenced by: 1. Observations revealed that the facility did not maintain adequate lighting at outdoor walkways. Findings on June 19, 2019: a. West Stair Exit - the porch light is out and does not provide illumination for the walkway.	C 162		
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS	C 164		

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C 164	Continued From page 2 (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair; (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Observations revealed that the ceilings were not kept in good repair. Findings on June 19, 2019: a. First Floor Mechanical Closet - there is water damage around the 4" drain line. The ceiling is stained and there are black mildew stains around the drain pipe. The sheetrock tape is pulling away from the joints. 2. Observations revealed that the floors were not kept clean. Findings on June 19, 2019: a. Room 134 Toilet - a toilet handicap seat was removed from the toilet fixture and there is orange rust residue all around the base of the toilet.	C 164		
C 166	Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing	C 166		

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C 166	Continued From page 3 facilities. This Rule is not met as evidenced by: 1. Observations revealed that the facility was not free of hazards. Findings on June 19, 2019: a. Second Floor half bath - the grab bar behind the toilet is cracked at the bracket and there are screws missing making the grab bar loose and unsecured at the wall.	C 166		
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 there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings or walls could allow fire and smoke to spread beyond the area of origin. Findings on June 19, 2019: a. First Floor - there are three cleanouts in the walls of the corridor that are recessed in the wall and the cut openings are not covered leaving	C 189		

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C 189	Continued From page 4 holes in the corridor walls. b. Second Floor Janitor Closet - there are two nail holes in the ceiling at the bulkhead below the roof hatch. There is a 1" hole in the wall of the roof hatch chase. c. Second Floor - the escutcheon ring is missing from the sprinkler head outside of the Electrical Room. d. Second Floor Electrical Room - there are two unsealed data penetrations in the ceiling of the room. The data cable sleeve penetrating the floor is not sealed. e. Second Floor Linen Storage - the sprinkler head is missing its escutcheon plate leaving a hole in the rated ceiling assembly. This was corrected at the time of survey. f. Front Stairwell - the escutcheon plate on the sprinkler head has dropped leaving a gap in the rated ceiling assembly. g. Riser Room - there is a gap around the riser pipe as it penetrates the ceiling. h. Riser Room - there is a gap around the 4" drain pipe where is penetrates the ceiling. 2. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. Occupants in the smoke compartment could be exposed to smoke or fire if doors do not completely close and latch to help limit the spread of smoke or fire to the area of origin. Findings on June 19, 2019: a. Room 110 - the door does not latch when closed. b. First Floor Dining - the double doors did not latch when closed with the fire alarm. c. Second Floor Kitchen - the bottom hinge is loose causing the door to stick making it difficult to open.	C 189		

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C 189	Continued From page 5 d. Office off of Dining (Second Floor) - the door drags and is difficult to close. This was corrected at the time of survey. 3. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. The occupants in the smoke compartment could be effected if doors do not completely close and latch to help limit the spread of smoke or fire to the area of origin. Findings on June 19, 2019: a. Second Floor - the cross corridor doors near the kitchen did not latch when released by the fire alarm. 4. Observations revealed that the plumbing equipment was not maintained in a safe and operating condition. Findings on June 19, 2019: a. Room 134 Bath - the tank on the toilet is very loose. 5. Observations revealed that the electrical equipment was not maintained in a safe and operating condition. Findings on June 19, 2019: a. Elevator Equipment Room - there are four open junction boxes in the room. b. Second Floor Electrical Room - there are two open junction boxes in the room.	C 189		
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS	C 199		

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C 199	Continued From page 6 (g) The spaces listed in this Paragraph shall be 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: 1. Observations revealed that the facility did not provide exhaust ventilation in required areas. Findings on June 19, 2019: a. Janitor Closet by main entry - the exhaust fan is not working. b. Room 134 - the bathroom exhaust is not working. c. Second Floor, Biohazard Room - the exhaust fan is not working.	C 199		