

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL060152	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 02/13/2024
NAME OF PROVIDER OR SUPPLIER LEGACY HEIGHTS SENIOR LIVING COMMUNIT		STREET ADDRESS, CITY, STATE, ZIP CODE 11230 BALLANTYNE TRACE COURT CHARLOTTE, NC 28277		
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C 000	Initial Comments Report of Construction Section Biennial Survey by Tod Hancock conducted on February 13, 2024. Records indicate this facility was first licensed on August 8, 1996, as a Home for the Aged. Based on this information we are requiring the facilities to meet the 1996 "Homes for the Aged and Disabled - Minimum Standards and Regulations" and the applicable portions of the 2005 Rules for Adult Care Homes of Seven or More Beds. The facility must also meet the 1996 Edition of the North Carolina State Building Code; Section 409.1 Group I, Institutional - Unrestrained Occupancy, Deficiencies were noted. A Plan of Correction is required.	C 000		
C 188	Electrical Outlets in Wet Locations SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0310 ELECTRICAL OUTLETS All adult care home electrical outlets in wet locations at sinks, bathrooms and outside of building shall have ground fault interrupters. This Rule is not met as evidenced by: 1. Based on observation the facility is not maintaining the electrical components located near a water source in a safe manner. Findings on February 13, 2024: a. A Hall-Bathroom- The ground fault receptacle (GFCI) was not energized. b. A Hall- Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection.	C 188	Maintenance Director to have GFI breakers in all wet locations by 4/5/2024	

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

TITLE

(X6) DATE

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C 188	Continued From page 1 c. B Hall-Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. d. C Hall- Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. e. D Hall-Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. f. E Hall- Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. g. F Hall- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. h. Special Care Unit- E Hall-Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection. i. Special Care Unit-C Hall- Laundry- The receptacles behind the washing machine did not trip on test indicating the lack of ground fault protection.	C 188		
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:	C 189	Maintenance Director to have weather stripping seals installed around doors that do not fit tightly to frame by 4/5/2024.	

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C 189	Continued From page 2 1. Based on observation, the smoke-tight corridor doors are not maintained in a safe and operating condition. Findings on February 13, 2024: a. A Hall-Room A10- There are gaps around the entry door preventing it from closely fitting into its frame. b. A Hall-Room A7- There are gaps around the entry door preventing it from closely fitting into its frame. c. A Hall-Room A8- There are gaps around the entry door preventing it from closely fitting into its frame. d. A Hall-Stair Exit - There are gaps around the entry door preventing it from closely fitting into its frame. e. B Hall-Room B6- There are gaps around the entry door preventing it from closely fitting into its frame. f. C Hall- Room C1- There are gaps around the entry door preventing it from closely fitting into its frame. g. C Hall- Room C2- There are gaps around the entry door preventing it from closely fitting into its frame. h. C Hall- Room C7- There are gaps around the entry door preventing it from closely fitting into its frame. i. C Hall- Room C8- There are gaps around the entry door preventing it from closely fitting into its frame. j. C Hall- Housekeeping- There are gaps around the entry door preventing it from closely fitting into its frame. k. C Hall- Laundry- There are gaps around the entry door preventing it from closely fitting into its frame. l. D-Hall-Room D9- There are gaps around the entry door preventing it from closely fitting into its frame.	C 189		

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C 189	Continued From page 3 m. D-Hall-Room D8- There are gaps around the entry door preventing it from closely fitting into its frame. n. D-Hall-Room D7- There are gaps around the entry door preventing it from closely fitting into its frame. o. D-Hall-Room D6- There are gaps around the entry door preventing it from closely fitting into its frame. p. D-Hall- Stair Exit- There are gaps around the entry door preventing it from closely fitting into its frame. The closer is disconnected from this door. q. E Hall- Housekeeping- There are gaps around the entry door preventing it from closely fitting into its frame. r. F Hall- Room F9- There are gaps around the entry door preventing it from closely fitting into its frame. s. F-Hall-Room F8- There are gaps around the entry door preventing it from closely fitting into its frame. 2.Based on observation, there is a failure to maintain the fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated walls could allow fire and smoke to spread beyond the area of origin. Findings on February 13, 2024: a. AL-Fire Alarm Panel Room- There are gaps around cable penetrations in the fire rated ceiling assembly. b. Special Care Unit- Fire Alarm/Sprinkler Room- There are gaps around cable penetrations in the fire rated ceiling assembly. 3.Based on observation, the buildings' emergency equipment is not maintained in a safe operating condition. This could affect all if they could not promptly find their way to the exit during an emergency.	C 189	Maintenance Director to seal gaps around cable enetrations in ceiling assembly by 4/5/2024 A Hall Exit Sign to be repaired by 4/5/2024	

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C 189	Continued From page 4 Findings on February 13, 2024: a. A Hall - Stair Exit-The exit sign is broken and hanging from its connector. 4. Based on observation the facility failed to maintain the fire system safety components in a safe and operating condition. This could affect all occupants who rely on timely notification of emergencies. Findings on February 13, 2024: a. Special Care Unit- The Fire Alarm Control Panel (FACP) was indicating trouble with the duct detector in Mechanical Room F Wing. Interview with staff indicated the detector had been ordered and will be installed upon arrival.	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 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. Based on observation, the facility is not maintaining its exhaust fan in an operable	C 199		

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C 199	Continued From page 5 condition. This could cause unnecessary odors as well as mildew. Findings on February 13, 2024: a. A Hall-Bathroom- The exhaust fan is not working. b. A Hall-Laundry- The exhaust fan is not working. c. B Hall-Bathroom- The exhaust fan is not working. d. B Hall-Laundry- The exhaust fan is not working. e. C Hall- Bathroom- The exhaust fan is not working. f. C Hall- Laundry- The exhaust fan is not working. g. C Hall- Housekeeping- The exhaust fan is not working. h. D Hall- Bathroom- The exhaust fan is not working. i. D Hall-Laundry- The exhaust fan is not working. j. D Hall- Housekeeping- The exhaust fan is not working. k. E Hall- Bathroom- The exhaust fan is not working. l. E Hall- Laundry- The exhaust fan is not working. m. E Hall- Housekeeping- The exhaust fan is not working. n. F Hall- Bathroom- The exhaust fan is not working. o. F Hall- Laundry- The exhaust fan is not working. p. F Hall- Housekeeping- The exhaust fan is not working. q. Special Care Unit- E Hall -Toilet- The exhaust fan is not working.	C 199	Maintenance Director has quote to replace/repair non functional exhaust fans through S&S Services on 3/15/2024	