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	HAL041077	A. BUILDING: **01** B. WING _____	**02/23/2024**

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C 000	Initial Comments Report of a Construction Section Biennial Survey by Ed Miller, conducted on February 23, 2024. Records indicate this facility was first licensed as a Home for the Aged serving 60 residents, including 32 residents in the Special Care Unit on May 30, 2013. Therefore, the facility must meet the 2005 Rules for the Licensing of Adult Care Homes, and the 2009 North Carolina State Building Code, Section 409- Institutional. Deficiencies were cited that require a Plan of Correction.	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; This Rule is not met as evidenced by: 1. Based on observation, this facility, which was equipped with Special Locking (magnetic locks)	C 101		

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C 101	Continued From page 1 on the exit doors, failed to maintain the system as required by the NC State Building Code in effect when the locking system was installed. This could affect all residents, staff and visitors if the facility cannot egress quickly during an emergency. Findings on February 23, 2024: a. Boundary Exit Doors Between SCU & AL - the electromagnetic locked devices, unlock upon actuation of the automatic fire detection system. When the fire detection system was activated, the exit doors unlocked. When the fire alarm system was placed in silence, these electromagnetic locked doors reenergized. 2. Based on observation, the facility failed to meet the Code requirements in effect at the time of construction or alterations by not having fire rated and safety rated glazing permanently identified for conformance to code. Findings on February 23, 2024: a. Entire Building, Smoke Barriers - the fire-resistance-rated doors' vision panels did not have their required glazing identification marks.	C 101		
C 132	Bathrooms-Must Provide Privacy SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (5) The bathrooms and toilet rooms shall be designed to provide privacy. Bathrooms and toilet rooms with two or more water closets (commodes) shall have privacy partitions or curtains for each water closet. Each tub or shower shall have privacy partitions or curtains; This Rule is not met as evidenced by:	C 132		

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C 132	Continued From page 2 1. Based on observation, the facility failed to ensure that all Bathrooms and Toilet Rooms are designed to provide each tub or shower with a privacy partition or curtain. Findings on February 23, 2024: a. Back Middle Area, Both Spas - there were no curtains for the showers & tubs.	C 132		
C 148	Corridors-Handrails SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (g) The requirements for corridors are: (2) Handrails shall be provided on both sides of corridors at 36 inches above the floor and be capable of supporting a 250 pound concentrated load; This Rule is not met as evidenced by: 1. Based on observation, the facility has not provided handrails on both sides of the corridors. This affects all residents, who need the use of handrails to provide increased safety, stability/balance, and maneuverability. Findings on February 23, 2024: a. Front Middle Area, Corridor near AL Dinning, - there were no handrails on the exterior side of the corridor wall near the three large windows.	C 148		
C 154	Entrances/Exits-Wanderer Alarms SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (4) In homes with at least one resident who is determined by a physician or is otherwise known	C 154		

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C 154	Continued From page 3 to be disoriented or a wanderer, each exit door accessible by residents shall be equipped with a sounding device that is activated when the door is opened. The sound shall be of sufficient volume that it can be heard by staff. If a central system of remote sounding devices is provided, the control panel for the system shall be located in the office of the administrator or in a location accessible only to staff authorized by the administrator to operate the control panel. This Rule is not met as evidenced by: 1. Based on Observation, the facility failed to provide exit doors that are accessible by residents, with sounding devices that activate when the door opens to prevent wanderers from exiting the building unnoticed. Findings on February 23, 2024: a. SCU Boundary Doors with AL - These doors were not equipped with a sounding device that would alarm when the door is opened.	C 154		
C 159	Laundry-Minimum One Res. Washer & Dryer SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (l) The requirements for laundry facilities are: (3) A minimum of one residential type washer and dryer each shall be provided in a separate room which is accessible by staff, residents and family, even if all laundry services are contracted. This Rule is not met as evidenced by: 1. Based on Observation, the facility did not provide an environment in accordance with this Rule. This would affect all residents, by limiting the resident's right to do their laundry.	C 159		

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C 159	Continued From page 4 Findings on February 23, 2024: a. Back Middle Area, Resident's Laundry - this room does not have the required washer.	C 159		
C 160	Outside Premises-Clean, Safe SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (1) The outside grounds of new and existing facilities shall be maintained in a clean and safe condition; This Rule is not met as evidenced by: 1. Based on observation, the outside grounds were not maintained in a clean and safe condition. Findings on February 23, 2024: a. SCU Courtyard - the underground piping system for the downspouts did not carry all the water away from the building. This runoff was ponding in all areas where the downspout adapters were missing, and the underground piping was not visible.	C 160		
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (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.	C 164		

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C 164	Continued From page 5 This Rule is not met as evidenced by: 1. Based on observation, the walls were not kept clean and in good repair. Findings on February 23, 2024: a. 100 Wing, Bedroom 102 - the corridor door and doorframe were marred-up. 2. Based on observation, the floors were not kept clean and in good repair. Findings on February 23, 2024: a. 200 Wing, Bedroom 206 Bathroom - the floor in the shower was dirty. 3. Based on Observation, and interview with Maintenance, the plumbing systems were not kept clean and in good repair. Findings on February 23, 2024: a. SCU Back Service Hall, Spa-Toilet Room - the commode was missing and has been ordered. b. SCU Back Service Hall, Spa-Toilet Room - the whirlpool tub was missing its front panel.	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 facilities. This Rule is not met as evidenced by:	C 166		

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C 166	Continued From page 6 1. Based on observation, the building handrails are not free of all hazards. Findings on February 23, 2024: a. Entire Building - many corridors' handrails were missing their end returns, exposing rough edges.	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, the building's emergency equipment was not maintained in a safe and operating condition. This would affect all if they could not promptly find their way to an exit during an emergency. Findings on February 23, 2024: a. 100 Wing, Commons-Front Porch - the self-contained emergency light did not illuminate on backup power when the test button was pushed. b. 100 & 200 Wings, Nurse Station - the self-contained emergency light did not illuminate on backup power when the test button was pushed. c. 200 Wing, Activities - the self-contained emergency light did not illuminate on backup power when the test button was pushed.	C 189		

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C 189	Continued From page 7 d. 200 Wing, AL Dining - both self-contained emergency lights did not illuminate on backup power when the test buttons were pushed. e. Front Middle Area, near AL Dinning, Front Corridor-Right side - the corridor's self-contained emergency lights did not illuminate on backup power when the test buttons were pushed. f. Front Middle Area, Lobby-Front Door - the exit sign did not illuminate on backup power when tested. g. Front Middle Area, Kitchen - the right-side wall has a self-contained emergency light that does not illuminate on backup power when the test button was pushed. h. Front Middle Area, Employee Lounge - the self-contained emergency light did not illuminate on backup power when the test button was pushed. i. Back Middle Area, Laundry - the self-contained emergency light did not illuminate on backup power when the test button was pushed. j. SCU Common Area - the self-contained emergency light did not illuminate on backup power when the test button was pushed. In addition, the self-contained emergency light at the courtyard door did not illuminate on backup power when the test button was pushed. k. SCU 400 Wing, Front Left Area, Front Left Exit - the exit sign did not illuminate on backup power when tested. 2. Based on observation, the Fire Alarm system was not maintained in a safe and operating condition. This would affect all by not providing early detection and activation of the fire alarm system. Findings on February 23, 2024: a. Back Middle Area, Attic - the sampling tubes for the HVAC units, HP-18A & HP-18B, duct	C 189		

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C 189	Continued From page 8 detectors were dirty. 3. Based on observations, the building fire safety was not maintained in a safe and operating condition. This could expose all to fire/smoke if not contained in the room of origin. Findings on February 23, 2024: a. Back Middle Area, Communication Room - there were two conduits with cable bundles not firestopped as they penetrate the fire-resistance-rated ceiling assembly. b. Intersection of Back Services Hall and 300 Wing - there was a six-inch hole around a sprinkler head. In addition, the sprinkler head was missing its escutcheon plate. 4. Based on observation, the smoke tight corridor doors are not maintained in a safe and operating condition. Findings on February 23, 2024: a. Back Middle Area, Communication Room - the corridor door was missing its doorknob. b. Back Middle Area, Bulk Laundry - the corridor door was missing its latch bolt; therefore, the door cannot latch to its frame. c. Back Middle Area, Employee Lounge - the corridor door was missing its latch bolt. d. Back Middle Area, Soiled Linen - the corridor door did not latch into its frame when closed. e. SCU, Med Room - the corridor door was missing the screws to secure the latch bolt to the door. In addition, the door frame was missing its strike plate. 5. Based on observation, the Facility failed to maintain the electrical system in a safe and operating condition. Findings on February 23, 2024: a. 100 Wing, Commons-Front Porch - the ground-fault circuit-interrupter (GFCI) electrical	C 189		

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C 189	Continued From page 9 power receptacle was missing its weather resistance cover. b. Back Middle Area. Residential Laundry - an electrical power receptacle, without ground fault protection was within six feet of the utility sink. c. Back Middle Area. General Storage (Maintenance) - the circuits in electrical panel "EM" were not labeled. 6. Based on observation, the Building Sprinkler System was not maintained in a safe and operating condition. This would affect all if fire were not contained in the room of origin. Findings on February 23, 2024: a. 100 Wing, Bedroom 104 - a fire sprinkler escutcheon plate has dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to spread into the attic. b. 200 Wing, Back Porch - the side wall fire sprinkler was missing its escutcheon plate, exposing an opening through the exterior wall. c. SCU Service Hall, Clean Linen - the escutcheon plate has dropped from the ceiling, exposing an opening around the sprinkler that allows fire and smoke to spread into the attic, 7. Based on Observation, corridor doors are not maintained in a safe and operating condition. Doors are blocked open or held open by unapproved devices or methods. All occupants in the facility could be affected if doors cannot be closed or closed rapidly with a light push or pull of the door to limit the spread of smoke and fire to the area of origin. Findings on February 23, 2024: a. 100 Wing, Clean Linen - a package of diapers was holding the corridor door open. b. Back Middle Area, Communication Room - a rubber door wedge was holding the corridor door open.	C 189		

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C 189	Continued From page 10 c. Back Middle Area, Bulk Laundry - a rubber door wedge was holding the corridor door open. d. Back Middle Area, Soiled Linen - a rubber door wedge was holding the corridor door open.	C 189		
C 191	Unvented & Portable Elec. Heaters Prohibited SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (b) There shall be a heating system sufficient to maintain 75 degrees F (24 degrees C) under winter design conditions. In addition, the following shall apply to heaters and cooking appliances. (2) Unvented fuel burning room heaters and portable electric heaters are prohibited. (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 failed to prevent the use of portable electric heaters in an Adult Care Home. This could affect residents, staff, and visitors if the heater was the ignition source of a fire. The danger increases if used by residents or combustible material was near. Findings on February 23, 2024: a. 200 Wing, Chef Office - a portable electric heater, was found in this room.	C 191		
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	C 199		

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C 199	Continued From page 11 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 and testing with a thin plastic sheet, the facility did not provide working exhaust ventilation in required spaces. Findings on February 23, 2024: a. Front Middle Area, Left Corridor-Women - the exhaust ventilation system was not working. b. Front Middle Area, Kitchen-Mop Room - the exhaust ventilation system was not working. c. Back Middle Area, Employee Lounge-Bathroom - the exhaust ventilation system was not working.	C 199		