

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 5847	(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - EL CASTILLO RETIREMEI B. WING _____		(X3) DATE SURVEY COMPLETED 08/08/2007
NAME OF PROVIDER OR SUPPLIER EL CASTILLO RETIREMENT RESIDENCES			STREET ADDRESS, CITY, STATE, ZIP CODE 250 E ALAMEDA SANTA FE, NM 87501		
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A45	7 NMAC 8.2.45 HEATING, VENTILATION AND AIR-CONDITIONING 7.8.2.45 HEATING, VENTILATION AND AIR-CONDITIONING: A. Heating, air-conditioning, piping, boilers, and ventilation equipment must be furnished, installed and maintained to meet all requirements of current state and local mechanical, electrical and construction codes. All facilities must have documentation that fuel-fire heating systems have been checked, tested and maintained annually by qualified personnel. B. The heating method used by the facility must provide a minimum temperature of seventy (70) degrees Fahrenheit in all rooms used by the residents. C. No open-face gas or electric heater nor unprotected single shell gas or electric heating device may be used for heating the facility. Portable heating units shall not be used for heating the facility. All heating appliances must be permanently anchored and kept away from flammables such as curtains, bedcoverings, trash containers, or clothing. No heating appliance shall be located where the unit or wiring is a tripping hazard or danger from electrical shock. D. Fireplaces and open flame heating are not permitted to be utilized in sleeping rooms. E. Gas fired water heaters must not be located in sleeping rooms, bathrooms, or rooms opening into sleeping rooms. F. A facility must be adequately ventilated at all times to provide fresh air and the control of unpleasant odors by either mechanical or natural means. G. All openings to the outside air used for ventilation must be screened for the control of insects and rodents. Screen doors must be equipped with self-closing devices. H. A facility must be provided with a system		A45		

Division of Health Improvement

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

STATE FORM

TITLE

(X6) DATE

CEO/ADMINISTRATOR

9/10/07

SEP 13 2007

If continuation sheet 1 of 1

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A45	Continued From page 1 for maintaining residents comfort during periods of hot weather. Fans shall not be located where the unit or wiring is a tripping hazard or danger from electrical shock. Fans shall be provided with protective shields when there is a potential for contact by any individual. [7-1-64, 9-15-70 9-24-76, 7-11-86, 4-7-97; 7.8.2.45 NMAC - Rn, 7 NMAC 8.2.45, 8-31-00] This REQUIREMENT is not met as evidenced by: Surveyor: 21963 Based on observation and staff interview, the facility's practice failed to ensure that the ventilation equipment be furnished, installed and maintained to meet all requirements of current state and local mechanical, electrical and construction. The findings are: On August 8, 2007, during a tour of the facility with the Environmental Safety Officer, the Life Safety Code Surveyor observed the following: 1. At 10:30 am, the exhaust fan located in the Uni-sex restroom in the Dining Room did not work when tested. 2. At 12:39 pm, the Janitor's Closet located in the Main Corridor did not have an exhaust fan. a. When asked the Environmental Safety Officer stated the Janitors closet supplies had just been relocated to the Laundry room.	A45		
A59	7 NMAC 8.2.59 FIRE CLEARANCE AND INSPECTIONS 7.8.2.59 FIRE CLEARANCE AND	A59	1. The exhaust fan has been replaced 2. A new exhaust fan has been installed	8/28/07 9/10/07

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A59	Continued From page 2 INSPECTIONS: A. Written documentation from the State Fire Marshall's office or Fire Prevention Authority having jurisdiction indicating a facility's compliance with applicable fire prevention codes shall be submitted to the Licensing Authority prior to issuance of a initial license. B. Each facility shall request from the local fire prevention authorities an annual fire inspection. If the policy of the local fire department does not provide for annual inspection of the facility, the facility will document the date the request was made and to whom and then contact licensing authorities. If the local fire prevention authorities do make annual inspections, a copy of the latest inspection must be kept on file in the facility. [7-1-64, 9-24-76, 7-11-86, 1-11-90, 4-7-97; 7.8.2.59 NMAC - Rn, 7 NMAC 8.2.59, 8-31-00] This REQUIREMENT is not met as evidenced by: Surveyor: 21963 NFPA 72, 1999 Edition: Section 7-1.1.1 Inspection, testing, and maintenance programs shall satisfy the requirements of this code, shall conform to the equipment manufacturer's recommendations, and shall verify correct operation of the fire alarm system. Based on record review and staff interview, the facility's practice failed to ensure that the Kitchen Hood system and its components are inspected and maintained in accordance with NFPA 72 (National Fire Alarm Code) and that the Kitchen Hood is inspected twice a year. This deficient practice affects residents, staff and occupants of	A59			

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A59	Continued From page 3 the facility. The licensed capacity of the facility is 16, the census during survey was 10. The findings are: 1. On 07/18/07 at 1:15 pm, review of facility records with the Environmental Safety Supervisor revealed that the facility's last semi-annual inspection on the Kitchen Hood was conducted on March 19, 2007, with no other prior records. 1a. When asked, the Environmental Safety Supervisor stated that the Kitchen Hood System records were kept by the Kitchen Supervisor. 1b. The Records Manager stated, the Kitchen Supervisor sends the records to the Kitchen contractor's main office.	A59	<i>1. Although we have had inspections, only the latest was on file. We have a contract for inspections with Accant Fire Safety, Inc. for all required inspections. (see attached memo).</i>		9-10-07
A61	7 NMAC 8.2.61 AUTOMATIC FIRE PROTECTION (SPRINKLER) SYSTEM 7.8.2.61 AUTOMATIC FIRE PROTECTION (SPRINKLER) SYSTEM: Where an automatic fire protection (sprinkler) system is installed for total or partial coverage, the system shall be in accordance with NFPA 13 or NFPA 13D as applicable. [4-7-97; 7.8.2.61 NMAC - Rn, 7 NMAC 8.2.61, 8-31-00] This REQUIREMENT is not met as evidenced by: Surveyor: 21963 NFPA 13 1996ed. Section 1-5 Maintenance: Based on observation and staff interview the facility failed to assure the sprinkler system was properly maintained for efficient service. The owner is responsible for the condition of the	A61			

ACCENT FIRE SAFETY, P.C.

P.O. Box 16175
Santa Fe, NM 87592-6175
(505) 474.3923

FAX MEMO

August 8, 2007

TO: MS. SANDRA GRASDOCK, El Castillo Retirement Residences
FROM: WALTER LEYBA, Sr./CFI
Re: Professional Fire Inspection Services

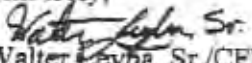
Ms. Grasdock,

Pursuant to your request this morning, please be advised that our firm has had sole responsibility for the inspection, testing and certification of the following Fire Protection Systems for the past twelve years:

- 1) Fire Sprinkler Systems (Quarterly)
- 2) Fire Alarm Signaling Systems (Annual)
- 3) ANSUL Fire Suppression (Kitchen) System (Semi-Annual)
- 4) Portable Fire Extinguishers (Annual)

All ACCENT inspection personnel are nationally and State of New Mexico certified and licensed to perform subject services. Should you require further information concerning this matter, please feel free to contact our office at your convenience.

Sincerely,


Walter Leyba, Sr./CFI
Chief Executive Officer
N.M. State Fire Marshal (Ret.)

N.M. STATE FIRE MARSHAL REGISTRATION NO. 06-00010

MEMBERS: NATIONAL FIRE PROTECTION ASSOCIATION
SOCIETY OF FIRE PROTECTION ENGINEERS
NEW MEXICO FIRE MARSHALS ASSOCIATION
ASTM INTERNATIONAL

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A61	Continued From page 4 sprinkler system and shall use due diligence in keeping the system in good operating condition. 1. Based on observation at 12:10 pm, the sprinkler head located in the Main Electrical Panel closet room was outdated and and covered in paint. 1a. Based on staff interview at 12:15 pm, the Environmental Safety Supervisor stated that when the upgrades took place the contractor forgot that one, but would make sure it would be addressed.	A61		9-10-07 1. The paint on the head was marking from the factory that denotes temperature because it is a brass head. The actual sprinkler head was on a recall list and was replaced by Wester States Fire Protection.	
A63	7 NMAC 8.2.63 STAFF AND RESIDENT FIRE AND SAFETY TRAINING 7.8.2.63 STAFF AND RESIDENT FIRE AND SAFETY TRAINING: A. All staff personnel of the facility must know the location of and be instructed in proper use of fire extinguishers and other procedures to be observed in case of fire or other emergencies. The facility should request the local fire prevention authority to give periodic instructions in the use of fire prevention and techniques of evacuation. B. Facility staff must be instructed as part of their duties to constantly strive to detect and eliminate potential safety hazards, such as loose handrails, frayed electrical cords, blocked exits or exit-ways, and any other condition which could cause burns, falls, or other personal injury to the residents or staff. C. Each new resident must upon being accepted into the facility be given an orientation tour of the facility to include, but not be limited to, the location of the exits, fire extinguishers, and telephones, and shall be instructed in action to be taken in case of fire or other emergency.	A63			

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A63	Continued From page 5 D. Fire Drills: The facility must conduct at least one (1) fire drill each month: (1) Fire drills must be held at different times of the day. (2) The fire alarm system or detector system in the facility shall be used in the conduct of fire drills. (3) In the conduct of fire drills, emphasis must be placed upon orderly evacuation under proper discipline rather than upon speed. (4) A record of fire drills held must be maintained on file in the facility. Such record must show date and time of the drill, number of personnel participating in the drill, any problem noted during the drill and the evacuation time in total minutes. (5) The local fire department should be requested to supervise and participate in fire drills. [9-24-76, 7-11-86, 1-11-90, 4-7-97; 7.8.2.63 NMAC - Rn, 7 NMAC 8.2.63, 8-31-00] This REQUIREMENT is not met as evidenced by: Surveyor: 21963 Based on record review and staff interview, the facility failed to conduct fire drills at least quarterly on every shift to assure preparedness for emergency response, fire drills shall not exceed 90-day spacing between drills on each shift. This deficient practice affects all staff and residents throughout the facility. At the time of survey, the census was 10 and the licensed capacity was 16. The findings are: On August 8, 2007 between 8:30 am and 9:30 am, during review of records and documentation with the Environmental Safety Supervisor, the	A63			

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A63	Continued From page 6 surveyor observed the following: 1a. When asked, the Environmental Safety Supervisor stated that there are three shifts per day as follows: day shift from 6:30 am to 3:00 pm, swing shift from 2:30 pm to 11:00 pm and graveyard shift from 10:30 pm to 7:00 am. 1b. Fire drill records indicated that from August of 2006 to December of 2006, the day and swing shift did not have a fire drill. 1c. Fire drill records indicated that from January of 2007 to April of 2007, the swing shift did not have a fire drill. 1d. Fire Drills were not conducted on any shift for the month's of October 2006, December 2006 and April 2007. 1e. When asked if drills had been conducted for those missing months or if any documentation for those months could be found, the Environmental Safety Supervisor stated that he did not believe drills had been conducted for those months and the Maintenance Director was out on vacation.	A63	1. New fire drill schedules have been issued that will comply with the regulations. Even though we were conducting many fire drills, some shifts had exceeded the 90 day between drill requirement.	9-10-07	