

CONSTRUCTION SECTION

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FEB 10 2015

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Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  HAL032013	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01  B. WING: _____	(X3) DATE SURVEY COMPLETED  01/08/2015
NAME OF PROVIDER OR SUPPLIER  SPRING ARBOR OF DURHAM		STREET ADDRESS, CITY, STATE, ZIP CODE 4523 HOPE VALLEY ROAD DURHAM, NC 27707		
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LNC 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 a Biennial Construction Survey by Billy S. Bryant and Greg Gates conducted on 01/08/2015.  Records indicate this facility was first licensed or submitted for licensure on 10/08/1995 as a HA. The facility is currently licensed for 60 Beds. Therefore the facility was surveyed for conformance with the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds and applicable portions of the 1991 (1995 Revision) Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1994 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.  Deficiencies were cited which will require a plan of correction.	C 000	It is the Community's standard practice, to comply with the referenced licensure rule. Our policy of maintaining a safe environment for all of our residents is our main goal. Corrections have since been made by the Maintenance Director to the findings listed in this report.	
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 during the survey the facility has not maintained electrical equipment in a safe manner by not maintaining wiring methods	C 189	<u>System to ensure compliance:</u>  Maintenance Director will provide ongoing follow-up during his weekly building inspection and provide resolution where needed.	

Division of Health Service Regulation  
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

*Sandra Tarantini*

TITLE

Executive Director 2/6/15

(X6) DATE

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C 189	Continued From page 1  in accordance with the National Electrical Code. This deficiency could effect facility personnel in the room.	C 189		
	<p>Finding:</p> <p>a. Main Laundry - The junction box for the exhaust fan is detached from the wall and also there is exposed electrical wiring where the flex conduit has separated from the junction box.</p> <p>2. Based on observation, the facility has not maintained all fire safety equipment in a safe manner by allowing the fire resistance rating of building components to be compromised. This deficiency could affect all occupants of the fire compartment(s) if fire and smoke were not contained in the room of origin.</p> <p>Findings:</p> <p>a. The following doors from the rooms to the corridors did not completely latch when pulled closed: Rooms 107, 109, 306, and 313.</p> <p>b. Sprinkler Room - There is a gap at the 1 hour fire resistant rated ceiling where it is penetrated by the flex conduit for the sprinkler water flow switch.</p> <p>c. Water Heater Room - Where the water heater vent ducts penetrate the 1 hour fire resistant rated ceiling there is a gap between the vent duct and the metal flange attached to the ceiling.</p> <p>3. Based on observation during the survey, storage of oxygen in the facility is not being maintained in a safe manner by improperly storing oxygen cylinders. This could affect residents, staff and visitors in the area if a</p>		<p><u>Main laundry</u>: Secured electrical box to the wall molding; Replaced flex conduit between the exhaust fan and the junction box. <u>Completed and in place 1/13/15.</u></p> <p>Room 107: Door lock replaced on door.</p> <p>Room 109: Door hinges shimmed for appropriate latching.</p> <p>Room 306 &amp; 313: New door knobs installed.</p> <p>All doors are currently latching when completely closed.</p> <p><u>Completed and in place 1/13/15</u></p> <p><u>Sprinkler System</u>: Flex conduit was fire caulked, additional pipes were also fire caulked. <u>Completed and in place 1/12/15</u></p> <p><u>Water Heater</u>: Both water heater vent ducts were fire caulked between the vent duct and metal flange, and around where the flange meets the ceiling. <u>Completed and in place 1/12/15</u></p>	

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C 189	Continued From page 2 pressurized oxygen cylinder fell over and was damaged and became a projectile.	C 189		
C 185	<p>1. Findings:</p> <p>a. Room 206 - In the closet oxygen bottles were sitting upright and unrestrained. Other oxygen bottles were stored in a Pepsi Cola crate. Oxygen bottles stored in a A Pepsi Cola crate does not offer secure or substantial storage for the oxygen bottles.</p> <p>b. Med Room - There are oxygen bottles sitting upright and unrestrained in the room.</p> <p>Hot Water System</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (d) The hot water system shall be of such size to provide an adequate supply of hot water to the kitchen, bathrooms, laundry, housekeeping closets and soil utility room. The hot water temperature at all fixtures used by residents shall be maintained at a minimum of 100 degrees F (38 degrees C) and shall not exceed 116 degrees F (46.7 degrees C). (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by: A. Based on observation during the survey the facility has not maintained water temperatures in compliance with this rule. This deficiency affects all the occupants in the facility.</p>	C 185	<p>Room 206. Metal oxygen crate now stores the tanks. <u>Completed and in place 1/23/15</u></p> <p>Med Storage Room: Metal Oxygen crate now stores the tanks. <u>Completed and in place 1/23/15</u></p>	

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C 198	Continued From page 3 1. Finding: a. The water temperatures except to the kitchen were consistently measured at between 84° F and 98° F which is below the minimum requirement.	C 198	<u>Water Temperature:</u> Purchase of a new Taylor Digital Thermometer; Recalibrated mixing valve for resident areas. Water temps are between 109-111 on all three resident halls. Since 1/13/15, weekly checks have produced temperatures between low 107--113 high. <u>Completed and in place 1/13/15</u>	
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: A. Based on observation during the survey the facility has not provided exhaust ventilation in accordance with this rule. This deficiency affects the occupants using the room and the occupants on the 100 hall.  1. Findings: a. Biohazard Room - There is no exhaust fan installed in the room as required. b. 100 Hall - The central exhaust fan for the hall is	C 199	<u>Exhaust Ventilation:</u> Hays HVAC connected an exhaust duct from the bio-hazard storage room to an already exiting central exhaust fan. Fire damper was also installed in the duct work between the biohazard closet and the exiting exhaust fan. <u>Completed and in place 1/21/15</u>	

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C 199	Continued From page 4 not working so air is not being exhausted as required.	C 199	100 Hall: Motor for the Central exhaust fan was replaced. All items were re-checked on 2/3/15 and remains functional. Completed and in place 1/14/15.	