

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL090007	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED R 12/09/2015
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NAME OF PROVIDER OR SUPPLIER BROOKDALE UNION PARK	STREET ADDRESS, CITY, STATE, ZIP CODE 1316 PATTERSON AVENUE MONROE, NC 28112
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
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{C 000}	Initial Comments Report of a Follow-Up Construction Survey by Ed Miller and Bob Getchell on December 9, 2015. The following deficiencies cited during the pervious Biennial Construction Survey, have not been satisfactorily corrected and will require a new Plan of Correction.	{C 000}		
{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 facility was not maintained in a safe manner due to breaches of the one-hour roof/ceiling assembly construction that has invalidated its integrity. This could affect all residents and staff in the event that fire and/or smoke is not contained in a room or compartment of origin. Findings on 12/9/2015: The ceiling sheet-rock construction has been damaged due to moisture around ceiling HVAC diffusers and at construction joints in the Marketing Sales Office, West Wing Spa and the exterior Porch outside Room 40. 2-Based on observations, the facility fire	{C 189}	The following Plan of Correction is for Brookdale Union Park. The following plan of correction is in regards to the Statement of Deficiencies dated 12.09.15. This Plan of Correction is not to be construed as an admission of our agreement with the findings and conclusions in the Statement of Deficiencies, or any related sanction or fine. Rather, it is submitted as confirmation of our ongoing efforts to comply with statutory and regulatory requirements. In this document we have outlined specific actions in response to the identified issues. We have not provided a detailed response to each allegation or finding, nor have we identified mitigating factors. <i>Ceiling sheet rock repaired work complete as of 1.12.16.</i>	

Division of Health Service Regulation LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE 	TITLE <i>Executive Director</i>	(X6) DATE 1.12.16
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{C 189}	<p>Continued From page 1</p> <p>protection equipment was not maintained in a safe manner. This could effect all residents and staff by not providing full sprinkler coverage upon activation.</p> <p>Findings on 12/9/2015: The following locations had dropped sprinkler head escutcheons: Main Laundry Room, Rooms 36 Bathrooms.</p> <p>4-Based on observations, this facility has not maintained in a safe manner and operating condition because the portable medical oxygen cylinders are not being properly handled/stored. This could effect all residents, staff or visitors if the cylinders fell on the floor surface breaking the valves, propelling the cylinders and turning into a dangerous projectile.</p> <p>Finding on 12/9/2015: Oxygen bottles of various sizes were not stored in approved racks located in the clothes closet in Room 49.</p> <p>5-Based on observations, this facility has not maintained the fire protection of resident rooms by converting the rooms for excessive storage that have increased the fire load of a space that is not designed for the additional fire protection. This could effect all residents and staff in the event that fire and/or smoke is not contained in the room.</p> <p>Findings on 12/9/2015: Room 49 had at least 6 bed mattresses and frames, boxes with stored items.</p>	{C 189}	<p><i>dropped sprinkler heads serviced & repaired as of 1-12-14. MT for design to monitor.</i></p> <p><i>O2 bottles all in racks as of 1-12-14. Two or design to monitor.</i></p> <p><i>Items removed as of 1-12-14.</i></p>	
{C 199}	Exhaust Ventilation	{C 199}		

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{C 199}	<p>Continued From page 2</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS</p> <p>(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:</p> <ul style="list-style-type: none"> (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. <p>(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:</p> <p>1-Based on Observation, the facility failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. This could affect residents and staff by subjecting them to house-keeping odors.</p> <p>Findings on 12/9/2015: No mechanical exhaust ventilation has been provided in the Mop Sink closet that is located at the Kitchen.</p> <p>2-Based on Observation, the facility failed to provide an environment in accordance with this Rule by not providing ventilation where odors are generated. This could affect residents and staff by subjecting them to house-keeping odors.</p> <p>Findings on 12/9/2015: The mechanical exhaust fans are not exhausting interior air in the East Wing</p>	{C 199}	<p><i>MT ordered replacement fans on 1-7-16. Ducts others sent being incorrect model. MT to install within 1 wk of delivery.</i></p>	
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{C 199}	Continued From page 3 Bathrooms for Rooms 35 to 46, East Wing Mechanical Room and in the Bathroom for Room 49 that are not operating when switched to the on position.	{C 199}		