

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>HAL068025</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>05/27/2016</b>
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NAME OF PROVIDER OR SUPPLIER  <b>THE STRATFORD</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>405 SMITH LEVEL ROAD CHAPEL HILL, NC 27516</b>
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C 000	<p>Initial Comments</p> <p>Report of a Biennial Survey by Billy S. Bryant conducted on 05/27/2016.</p> <p>Records indicate this facility was first licensed on 08/06/1996. The facility is currently licensed for 77 Beds with a 33 Beds Special Care Unit. 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 1996 Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1996 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.</p>	C 000		
C 101	<p>Existing Licensed Fac- No less than '71 Rules</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS</p> <p>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;</p> <p>This Rule is not met as evidenced by:</p>	C 101		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ (X6) DATE \_\_\_\_\_

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C 101	Continued From page 1  1. Based on observation the facility does not meet code requirements in effect at the time of licensure.  Finding on 05/27/2016: a. The lower level of the facility houses a pre school. The door and door frame in the shared wall that separates the facility from the pre-school is not a fire resistant rated door. That is not in conformance with the requirement for a 1 hour fire resistant rated tenant separation. Verify with your local building official or other authority having jurisdiction that tenant separation is required.	C 101		
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.  This Rule is not met as evidenced by: 1. Based on observation a walls in the facility is not in good repair.  Finding on 02/27/2016: a. Room 201 - There is a hole in the resident's bathroom wall where the water closet water supply line has been repaired.	C 164		
C 166	Housekeeping-Maintained Free of Hazards  SECTION .0300 - PHYSICAL PLANT	C 166		

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C 166	<p>Continued From page 2</p> <p>10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS</p> <p>(a) Adult care homes shall:</p> <p>(5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards;</p> <p>(e) This Rule shall apply to new and existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Based on observation the storage of oxygen bottles was not maintained in a manner that kept the facility free from hazards. Oxygen bottles that are not stored in an oxygen bottle rack or otherwise restrained from falling or being knocked over may present a danger to the occupants of the facility.</p> <p>Finding on 05/27/2016:</p> <p>a. Oxygen bottles were stored standing upright and were not restrained form falling or being knocked over.</p> <p>2. Based on observation the ceilings in the facility are not being kept clean. Dust and particulates that accumulate on HVAC grilles, registers, and radiation dampers above the grilles can effect the performance of the HVAC system. Dust and particulates on radiation campers may hamper their proper operation in the event of a fire.</p> <p>Findings on 05/27/2016:</p> <p>a. Some of the HVAC grilles, registers and radiation dampers are clogged with dust as exemplified by the exhaust grille and radiation damper above the exhaust grille in the beauty salon.</p>	C 166		

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C 189	Continued From page 3	C 189		
C 189	<p>Building Equipment Maintained Safe, Operating</p> <p><b>SECTION .0300 - PHYSICAL PLANT</b> <b>10A NCAC 13F .0311 OTHER REQUIREMENTS</b></p> <p>(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.</p> <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 there is a failure to maintain the facility's fire safety systems in a safe manner as evidenced by gaps and open penetrations in the fire resistant rated ceiling and walls. Fire resistant rated ceilings and walls must be free of gaps and openings in order to resist the spread of fire and smoke in the event of a fire. Penetrations or holes in fire resistant rated ceilings and walls could effect the occupants of the facility by allowing fire and smoke to spread beyond the area of origin.</p> <p>Findings on 05/27/2016:</p> <p>a. Water Heater Room - There is a large hole around the exhaust duct where it penetrates the fire resistant rated wall.</p> <p>b. Water Heater Room - The hole in the fire resistant rated wall where it is penetrated by a pipe has been sealed with an expanding foam type of sealant that is not fire resistant rated.</p> <p>2. Based on observation there is a failure to maintain the facility's fire safety systems in a safe</p>	C 189		

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C 189	<p>Continued From page 4</p> <p>manner. Fire safety equipment that is not maintained could fail to operates as intended and required in the event of a fire. The occupants of the facility could be effected in the event of a fire if fire safety system did not operate properly.</p> <p>Finding on 05/27/2016</p> <p>a. Sun Room - The sampling tube for the HVAC unit duct smoke detector is clogged with dust.</p> <p>3. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition as evidenced by doors that do not completely close and latch. Doors are required to completely close and latch in the event of a fire in order to resist the passage of smoke or the spread of fire. All the occupants in the facility could be effected if doors do not latch and remain closed so as to limit the spread of smoke or fire to the area of origin.</p> <p>Fining on 05/27/2016:</p> <p>a. S.C.U., Room 207 - The door closes but does not latch to remain in the closed position.</p> <p>4. Based on observation there is a failure to maintain the facility in a safe manner. Emergency means of egress/pathways must be kept clear of obstructions and encroachments and not used for storage. In the event of an emergency requiring evacuation from the facility, obstructing or encroaching on the means of egress/pathways could effect occupants of the facility by delaying evacuation.</p> <p>Finding on 05/27/2016:</p> <p>a. Dining Room - Table was obstructing access to emergency exit door.</p> <p>Note: Corrected while surveyor was on site. Note: Corrected while surveyor was on site.</p>	C 189		

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C 199	<p>Exhaust Ventilation</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"> <li>(1) soiled linen storage;</li> <li>(2) soil utility room;</li> <li>(3) bathrooms and toilet rooms;</li> <li>(4) housekeeping closets; and</li> <li>(5) laundry area.</li> </ul> <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> <ol style="list-style-type: none"> <li>1. Based on observation there is an absence of exhaust ventilation in spaces required to have exhaust ventilation. Failure to exhaust air from the designated areas could effect the occupants of the facility by not removing odors, fumes or possible air borne contaminates from areas or rooms required to have exhaust ventilation.</li> </ol> <p>Finding on 05/27/2016:</p> <ol style="list-style-type: none"> <li>a. Laundry - The exhaust fan is not working.</li> </ol>	C 199		
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