This Life Safety Code (LSC) survey was conducted as per The Code of Federal Register at 42CFR 483.70(a); using the 2000 Existing Health Care section of the LSC and its referenced publications. This building is Type III (211) construction, one story, with a complete automatic sprinkler system. In the exit conference all deficiencies noted were discussed and acknowledged with administration.

At time of survey the licensed bed capacity = 90 = 60 NF + 30 AC
Total Certified Bed Count 60 NF
Census 41 NF

The deficiencies determined during the survey are as follows:

**K 012**

**NFPA 101 LIFE SAFETY CODE STANDARD**

Building construction type and height meets one of the following:
19.1.6.2, 19.1.6.3, 19.1.6.4, 19.3.5.1
This STANDARD is not met as evidenced by:
42 CFR 483.70(a)

Based on observations, on June 15, 2016 at approximately 9:00 AM onward, the following deficiencies were noted: The standard is non-compliant, specific findings include:

- There are holes in the rated roof/ceiling assembly adjacent to pendent sprinklers - located in Rehab area.
- NFPA 101, 19.1.6.2, 19.1.6.3, 19.1.6.4, 19.3.5.1
- This deficiency affected one of two smoke

- Highland Farms personnel have performed a thorough inspection of ceiling and wall penetrations and reported results to the Healthcare Administrator and the Maintenance Supervisor.
- The Maintenance Supervisor has initiated work orders to caulk all affected penetrations with an approved fire caulk.
- Highland Farms Maintenance Supervisor will continue to inspect regularly as may be required to remain in compliance with 19.1.6.2, 19.1.6.3, 19.1.6.4, 19.3.5.1
- Highland Farms Facilities Director will...
K 012 Continued From page 1 compartments.

Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.

K 029 NFPA 101 LIFE SAFETY CODE STANDARD

One hour fire rated construction (with o hour fire-rated doors) or an approved automatic fire extinguishing system in accordance with 8.4.1 and/or 19.3.5.4 protects hazardous areas. When the approved automatic fire extinguishing system option is used, the areas are separated from other spaces by smoke resisting partitions and doors. Doors are self-closing and non-rated or field-applied protective plates that do not exceed 48 inches from the bottom of the door are permitted. 19.3.2.1

This STANDARD is not met as evidenced by:

42 CFR 483.70 (a)

Based on observations, on June 15, 2016 at approximately 9:00 AM onward, the following deficiencies were noted: The standard is non-compliant, specific findings include:

1. The newly created medical supply room is greater than one hundred square feet and contains combustible supplies - the door to the medical supply room is not a minimum forty-five minute rated fire door with listed self-closing device. The space, located near the nurse's station and main fire alarm panel, as originally designed was not used as a hazardous area.

2. There are many holes in the rated floor/ceiling assembly between the basement electrical room and upstairs area - the access holes were

K 029

1. The door to the medical supply room will either be documented to be in compliance with the 45 minute rating or replaced with a door that meets that standard.
   - Highland Farms Maintenance Supervisor will inspect all doors to verify compliance with 19.3.2.1 and report findings to Facilities Director
   - Highland Farms Maintenance Crew will replace doors and/or hardware as necessary to remain in compliance with 19.3.2.1
   - Highland Farms Facilities Director will review ongoing maintenance practices that affect doors to ensure continued compliance with 19.3.2.1

2. Repairs to the holes in the basement...
### Summary Statement of Deficiencies

**K 029** Continued From page 2

- Created to access plumbing leaks.

- NFPA 101, 18.3.2.1, 4.6.7

- This deficiency affected one of two smoke compartments.

- Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.

**K 061** NFPA 101 LIFE SAFETY CODE STANDARD

- Automatic sprinkler system supervisory attachments are installed and monitored for integrity in accordance with NFPA 72, and provide a signal that sounds and is displayed at a continuously attended location or approved remote facility when sprinkler operation is impaired. 9.7.2.1, NFPA 72

- This STANDARD is not met as evidenced by: 42 CFR 483.70 (a)

- Based on observations, on June 15, 2016 at approximately 9:00 AM onward, the following deficiencies were noted: The standard is non-compliant, specific findings include:

  - The audible signals for the sprinkler control valve supervisory switches can be permanently silenced at the main fire alarm control panel.

  - NFPA 101, 9.7.2.1

  - This deficiency affected one of two smoke compartments.

- Diboco (sprinkler contractor) maintains the tamper switches on all sprinkler valves.

- Infinity Systems (alarm contractor) will reprogram the fire alarm panel to prevent sprinkler control valve supervisory switches from being permanently silenced at the main fire alarm panel and to ensure compliance with 9.7.2.1

- Highland Farms Maintenance Supervisor will notify the sprinkler contactor or the alarm contractor to replace or repair any missing or inoperative sprinkler monitoring devices as necessary to remain in compliance with 9.7.2.1
### Summary Statement of Deficiencies

**K 061**  
Continued From page 3  
Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.

**K 070**  
**NFPA 101 LIFE SAFETY CODE STANDARD**  
Portable space heating devices shall be prohibited in all health care occupancies. Except it shall be permitted to be used in non-sleeping staff and employee areas where the heating elements of such devices do not exceed 212 degrees F (100 degrees C).  
18.7.8, 19.7.8  
This STANDARD is not met as evidenced by:  
42 CFR 483.70 (a)  
Based on observations, on June 15, 2016 at approximately 9:00 AM onward, the following deficiencies were noted: The standard is non-compliant, specific findings include:  
There is a high temperature portable space heater with exposed heating elements exceeding 212 degrees Fahrenheit - located behind receptionist desk near front entrance.  
**NFPA 101, 18.7.8, 19.7.8**  
This deficiency affected one of two smoke compartments.  
Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.

**K 144**  
**NFPA 101 LIFE SAFETY CODE STANDARD**  
Generators inspected weekly and exercised under load for 30 minutes per month and shall be
<table>
<thead>
<tr>
<th>Event ID: P78E21</th>
<th>Facility ID: 923253</th>
<th>If continuation sheet Page 5 of 7</th>
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**STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION**

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<thead>
<tr>
<th>ID</th>
<th>PREFIX</th>
<th>TAG</th>
<th>SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)</th>
<th>ID</th>
<th>PREFIX</th>
<th>TAG</th>
<th>PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)</th>
<th>COMPLETION DATE</th>
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<tbody>
<tr>
<td>K 144</td>
<td>Continued From page 4</td>
<td></td>
<td>in accordance with NFPA 99 and NFPA 110. 3-4.4.1 and 8-4.2 (NFPA 99), Chapter 6 (NFPA 110) This STANDARD is not met as evidenced by: 42 CFR 483.70 (a) Based on observations, on June 15, 2016 at approximately 9:00 AM onward, the following deficiencies were noted: The standard is non-compliant, specific findings include: 1. The emergency power supply system load test do not show KW load connected to system during monthly test. The documentation shall comply with the following: NFPA 99 3-4.4.2 Record keeping. A written record of inspection, performance, exercising period, and repairs shall be regularly maintained and available for inspection by the authority having jurisdiction. NFPA 110 6-4.2 (1999 edition) generator sets in Level 1 and Level 2 service shall be exercised at least once monthly, for a minimum of 30 minutes, using one of the following methods: (a) Under operating temperature conditions or at not less than 30 percent of the EPS nameplate rating (b) Loading that maintains the minimum exhaust gas temperatures as recommended by the manufacturer. NFPA 110 6-4.2.2 (1999 edition) Diesel-powered EPS installations that do not meet the requirements of 6-4.2 shall be exercised monthly with the available EPSS load and exercised annually with supplemental loads at 25 percent of nameplate rating for 30 minutes, followed by 50 percent of nameplate rating for 30 minutes, followed by 75 percent of nameplate rating for 60 minutes, followed by 100 percent of nameplate rating for 30 minutes.</td>
<td>K 144</td>
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<td>1. Highland Farms personnel will continue to exercise the generator monthly under the available EPSS load. Annual load bank testing of the generator will be performed by National Power Corporation (generator service contractor) in accordance with NFPA 110 6-4.2.2. - Results of testing will be recorded and reported to the Facilities Director to remain in compliance with NFPA 99 3-4.4.2. 2. The Highland Farms Maintenance crew is now checking specific gravity levels of each cell of the lead acid batteries and recording the results monthly. - Highland Farms Maintenance crew will continue to perform regular weekly checks of all fluid levels of the generator, and continue to record the levels of specific gravity of the battery electrolytes to remain in compliance with 9.1.3 and NFPA 110. 2. The Highland Farms Maintenance crew is now checking specific gravity levels of each cell of the lead acid batteries and recording the results monthly.</td>
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<td>K 144</td>
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<td>2. There are no specific gravity readings and electrolyte levels documented for each cell of generator batteries.</td>
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<td>NFPA 101, 9.1.3, NFPA 110 as stated in item 1</td>
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<td>These deficiencies potentially affect the entire facility.</td>
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### Summary Statement of Deficiencies

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<td>K 144</td>
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This deficiency affected one of two smoke compartments.

Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.