

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>HAL032016</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>11/09/2017</b>
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NAME OF PROVIDER OR SUPPLIER  <b>BROOKDALE CHAPEL HILL AL (NC)</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>2220 FARMINGTON DRIVE CHAPEL HILL, NC 27514</b>
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C 000	<p>Initial Comments</p> <p>Report of a Construction Section Biennial Survey by Billy S. Bryant and Suzanna Fay conducted on 11/09/2017.</p> <p>This facility was first licensed on 01/10/1997. The facility is currently licensed for 70 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 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> <p>Deficiencies were cited which will require a plan of correction.</p>	C 000		
C 164	<p>Housekeeping and Furnishings-Clean, Repaired</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS</p> <p>(a) Adult care homes shall:</p> <p>(1) have walls, ceilings, and floors or floor coverings kept clean and in good repair;</p> <p>(2) have no chronic unpleasant odors;</p> <p>(3) have furniture clean and in good repair;</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 facility has not kept the ceilings in good repair.</p> <p>Finding on 11/09/2015:</p> <p>a. 1st Floor "A" Hall Laundry - The fire resistant rated ceiling is damaged and deteriorated due to</p>	C 164		

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

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C 164	Continued From page 1  moisture damage.  b. "A" Hall Resident Laundry - The ceiling is moldy due to moisture damage.	C 164		
C 166	Housekeeping-Maintained Free of Hazards  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities.  This Rule is not met as evidenced by: 1. Based on observation the facility is not free from hazards. Based on observation the facility was not maintained free from hazards. Oxygen bottles were improperly stored. Oxygen bottles without any means of restraint to prevent them from falling or being knocked over may present a danger to the occupants of the facility.  Findings on 11/09/2017: a. 2nd Floor Health & Wellness Director's Office - Oxygen bottles were stored sitting unrestrained & upright on the office floor.  b. 2nd Floor Resident Room F-8 - Oxygen bottles were stored sitting unrestrained & upright on the office floor.  2. Based on observation the facility is not maintained free from hazards due to the code required clearance of 36" in front of electrical breaker panels is not maintained.	C 166		

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C 166	Continued From page 2  Findings on 11/09/2017: a. Kitchen Service Corridor - Access to the in wall mounted electrical panels is obstructed by items stored in front of the panels.  b. 1st Floor Former Med Tech Room - Access to the in wall mounted electrical panels is obstructed by items stored in front of the panels.	C 166		
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 there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated ceilings could allow fire and smoke to spread beyond the area of origin.  Findings on 11/09/2017: a. 1st Floor Storage Adjacent to Private Dining - There is an approximately 1"x3" hole in the fire resistant rated ceiling.  b. 1st Floor Storage Closet in Main Living Room - The fire sprinkler head escutcheon is missing creating a hole in the fire resistant rated cling	C 189		

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C 189	<p>Continued From page 3</p> <p>where it is penetrated by the fire sprinkler pipe.</p> <p>c. 1st Floor - Exit Access to Stair Tower Exit - There is a gap in the fire resistant rated ceiling at the escutcheon for the fire sprinkler head.</p> <p>d. 1st Floor "A" Hall Spa - There is a approximately 4" diameter hole in the fire resistant rated ceiling above the lay-in ceiling tiles.</p> <p>e. 1st Floor "A" Hall Spa - Where a light fixture has been removed there is a gap in the fire resistant rated ceiling around the fixture electrical box.</p> <p>f. 1st Floor "A" Hall Resident Laundry - There is an approximately 4" hole in the fire resistant rated ceiling where a light fixture and its electrical box has been removed.</p> <p>g. 1st Floor - "C" Hall - Laundry - The fire resistant rated cling is damaged.</p> <p>h. 1st Floor - "C" Hall - Laundry Small Mech Room - Piping penetrations through the fire resistant rated ceiling have been sealed with expandable foam type material that is not fire resistant rated.</p> <p>i. 1st Floor - A pattern of gaps around the trim rings for the lights installed in the fire resistant rated ceiling was indicated by observing the first 6 common area/rooms surveyed had several lights each with gaps at the trim rings.</p> <p>2. Based on observation there is a failure to maintain the building's fire safety systems in a safe condition. Holes or gaps at penetrations through fire resistant rated walls could allow fire</p>	C 189		

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C 189	<p>Continued From page 4</p> <p>and smoke to spread beyond the area of origin.</p> <p>Finding on 11/09/2017:</p> <p>a. Mech Room inside 1st Floor Storage Closet - Main Living Room - There is a gap around the HVAC duct where it penetrates the fire resistant rated wall.</p> <p>3. Based on observation there is a failure to maintain the facility's fire safety equipment in a safe operating condition. Occupants in the smoke compartment could be exposed to smoke or fire if doors do not completely close and latch to help limit the spread of smoke or fire to the area of origin.</p> <p>Findings on 11/09/2017:</p> <p>a. Kitchen Pantry - The pantry door is being held open with plastic bag tied to a shelf and the door hardware lever handle.</p> <p>b. 2nd Floor "E" Hall Dining room - The door does not latch to remain shut when closed.</p> <p>c. 2nd Floor Dining Rooms - The doors that open to the corridor released from their magnetic hold open devices when the fire alarm was activated but were prevented from closing due to chairs obstructing the path of the door swing arc.</p> <p>d. 2nd Floor "D" Hall, Room D-1 and D-6 - The doors are missing their hardware locksets.</p> <p>4. Based on observation the facility did not maintain electrical emergency/safety lighting in safe operating condition. Occupants of the facility could be effected if the signs indicating exit paths could not be seen in the event of an emergency evacuation.</p>	C 189		

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C 189	<p>Continued From page 5</p> <p>Finding on 1/09/2017: a. 1st and 2nd Floors - Of the first 24 directional exit signs checked, when tested to operate on battery power, 20 did not illuminate indicating a pattern of batteries that require replacing.</p> <p>5. Based on observation electrical equipment has not been maintained in a safe manner. Occupants of the facility could be effected if the immediate area outside the emergency exit door was not illuminated during a night time evacuation.</p> <p>Finding on 11/09/2017: 1. 1st Floor Kitchen Area service Hall - The exterior light at the emergency exit is missing and the electrical wiring is exposed.</p> <p>6. Based on observation the electrical equipment has not been maintained in a safe manner. This is a potential shock hazard if receptacles near water sources do not function to provide shock protection.</p> <p>Finding on 11/09/2017: a. 2nd Floor "F" Hall - The GFCI in Room F-8 is damaged and is not operable.</p>	C 189		
C 199	<p>Exhaust Ventilation</p> <p>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:</p>	C 199		

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C 199	<p>Continued From page 6</p> <p>(1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area.</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: 1. Based on observation the facility failed to maintain the exhaust ventilation equipment.</p> <p>Finding on 11/09/2017: a. 1st and 2nd Floors - The facility is equipped with central exhaust type systems. In several wings the central exhaust is not working.</p>	C 199		