

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>HAL060085</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>R</b> <b>09/16/2016</b>
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NAME OF PROVIDER OR SUPPLIER  <b>BROOKDALE SOUTH PARK</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>5326 PARK ROAD</b> <b>CHARLOTTE, NC 28209</b>
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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
{C 000}	Initial Comments  Report of a Follow Up Survey by Billy S. Bryant conducted on 09/16/2016.  Deficiencies noted during the Biennial Survey on 05/05/2016 remain to be corrected.	{C 000}		
{C 116}	Plans Submittals and Approvals  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted by the applicant or appointed representative and reviewed by the Division. (d) Any changes made during construction shall require the approval of the Division to assure that licensing requirements are maintained. (e) Completed construction or remodeling shall conform to the requirements of this Section including the operation of all building systems and	{C 116}		

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

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{C 116}	<p>Continued From page 1</p> <p>shall be approved in writing by the Division prior to licensure or occupancy. Within 90 days following licensure, the owner or licensee shall submit documentation to the Division that "as built" drawings have been received from the builder.</p> <p>(f) The applicant or designated agent shall notify the Division when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent and 90 percent complete and upon final completion.</p> <p>This Rule is not met as evidenced by: 1-Based on observations and conversation with the administrator, the facility altered their exiting without submitting Construction Documents for review and approval resulting in an installation that does not comply with the NC Building Code.</p> <p>Findings on 09/16/2016:</p> <p>There is a fenced courtyard that surrounds the facility but is not large enough to provide a safe area of refuge for residents in the event of a fire thus, the gates are part of the exit. Each exit gate has a magnetic lock that was installed, per the Administrator, on 08/01/2015. There is no record of submitting Construction Documents for review.</p> <p>Additionally, the installations do not meet the Building Code requirements for an emergency release switch to be provided within 3 feet of each magnetically locked exit.</p> <p>The installations also do not meet the Building Code requirements for an on/off emergency release switch(es) at Nurse's stations.</p>	{C 116}		

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{C 166}	Continued From page 2	{C 166}		
{C 166}	<p>Housekeeping-Maintained Free of Hazards</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS</p> <p>(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.</p> <p>This Rule is not met as evidenced by: 2-Based on observation, the facility has failed to maintain the counter-tops in service areas.</p> <p>Findings on 09/16/2016: Kitchen counter-tops have broken edges and laminate has come unglued that are located at the following locations: (a) Country Lane Community (b) Garden Path Community (c) Cottage Place Community (d) Boat House Community</p>	{C 166}		
{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: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms;</p>	{C 199}		

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{C 199}	<p>Continued From page 3</p> <p>(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.</p> <p>This Rule is not met as evidenced by: 1-Based on observation, this 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 05/05/2016: The mechanical exhaust fans are not exhausting interior air in the following locations: (a) Garden Path Community Bathrooms (b) Cottage Place Community Bathrooms (c) Mop Sink Closet in the Garden Path Community</p>	{C 199}		