

DEPARTMENT OF HEALTH AND HUMAN SERVICES
CENTERS FOR MEDICARE & MEDICAID SERVICES

Printed: 01/23/2018
FORM APPROVED
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 495420	(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - MAIN BUILDING B. WING _____	(X3) DATE SURVEY COMPLETED 01/05/2018
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NAME OF PROVIDER OR SUPPLIER ALBEMARLE HEALTH AND REHABILITATION	STREET ADDRESS, CITY, STATE, ZIP CODE 1540 FOUNDERS PLACE CHARLOTTESVILLE, VA 22902
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K 000	<p>INITIAL COMMENTS</p> <p>Surveyor: 35701</p> <p>The Facility is a single story dually certified facility. The Facility is Type V (111) construction and is fully sprinklered.</p> <p>An unannounced Life Safety Code complaint survey was conducted on 01/05/2018 in accordance with 42 Code of Federal Regulations, Part 483.150 and 410 to 480: Requirements for Long Term Care Facilities. The Facility was found not to be in compliance with the Requirements for Participation for Medicare and Medicaid.</p> <p>The Findings that follow demonstrate non-compliance with title 42 Code of Regulations, Part 483.150 and 410 to 480 (Life safety from Fire).</p> <p>On 01/05/2018 during record review, the facility Fire Watch Log was found in compliance.</p>	K 000	<p>The statements made on this plan of correction are not an admission to and do not constitute an agreement with the alleged deficiencies herein</p> <p>To remain in compliance with all federal and state regulations, the center has taken or will take the actions set forth in the following plan of correction. The following plan of correction constitutes the center's attestation of compliance. All alleged deficiencies cited have been or will be corrected by the date or dates indicated.</p>	
K 351 SS=E	<p>Sprinkler System - Installation CFR(s): NFPA 101</p> <p>Sprinkler System - Installation 2012 EXISTING Nursing homes, and hospitals where required by construction type, are protected throughout by an approved automatic sprinkler system in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems. In Type I and II construction, alternative protection measures are permitted to be substituted for sprinkler protection in specific areas where state or local regulations prohibit sprinklers. In hospitals, sprinklers are not required in clothes closets of patient sleeping rooms where the area of the closet does not exceed 6 square feet and sprinkler coverage covers the closet footprint as</p>	K 351	<p>K351 Incident 1 (Sprinkler head damage)</p> <ol style="list-style-type: none"> 1. Dry Pendant Sprinkler ordered and will be installed on 2/8/18 by contractor. Second contract company scheduled to rework/add 6" of insulation and tent per plan drawing to be completed 2/19/18. 2. Through winter months attic areas to be checked weekly monitoring integrity of insulation and tenting by the Maintenance Director/Designee 3. Sprinkler contractor will look for damage/shifting of insulation on the Quarterly 	

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE 	TITLE Administrator	(X5) DATE 2/6/18
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Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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K 351	<p>Continued From page 1 required by NFPA 13, Standard for Installation of Sprinkler Systems. 19.3.5.1, 19.3.5.2, 19.3.5.3, 19.3.5.4, 19.3.5.5, 19.4.2, 19.3.5.10, 9.7, 9.7.1.1(1) This REQUIREMENT is not met as evidenced by: Surveyor: 35701 Based on observation and interview, the facility failed to properly install the sprinkler system in accordance with NFPA 13. This has the potential to affect all residents and staff.</p> <p>The Findings include:</p> <p>The sprinkler system that is protecting the 300 hallway, 400 hallway, the laundry room, kitchen and the exterior sidewalk that is covered by a canopy is a wet system. The sprinkler pipes located above ceiling in the kitchen area and back wall are installed in an area that cannot maintain an ambient air temperature of 40 degrees Fahrenheit. The sprinkler head that was damaged has been removed and no other sprinkler head located on the exterior of the building was affected by the weather conditions. The administrator revealed the plan of action is to repair the sprinkler system, insulate the pipes affected and return it back to service with further plans to convert the section of the sprinkler system to a dry system.</p> <p>An interview with the administrator on 01/05/2018 at approximately 10:00 AM revealed the piping for the wet sprinkler system located above the kitchen area above ceiling in addition to the area that protects the sidewalk porticove area was installed in an area that is subject to freezing and cannot reliably be maintained at or above 40 degrees fahrenheit. Observation revealed access panels located in the hard ceiling of the kitchen</p>	K 351	<p>inspections and report finding to Maintenance Director.</p> <ol style="list-style-type: none"> All finding are to be reported to QA/Safety Committee for compliance and immediate action if noncompliance is noted. Date of correction 2/19/18 <p>K351 Incident 2 (300 Neighborhood)</p> <ol style="list-style-type: none"> Damaged sprinkler pipe replaced and leak checked 2/8/18. Roof top unit fault was reset to start unit for heating cycle 2/8/18. Area had a 12" insulation base blown in and put back in service 1/26/18.. Insulation contractor will start 2/12/18 and complete by 2/19/18. Maintenance Director/Designee will monitor heating RTU's weekly to ensure proper operation and check attic insulation/tenting. Sprinkler will check Quarterly when inspections are being done for integrity of tenting /insulation. Finding will be reported to QA/Safety Committee for compliance. Date of Correction 2/19/18 	

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K 351	<p>Continued From page 2</p> <p>area was open to allow warm air to travel into the area where the sprinkler pipes was installed.</p> <p>On 01/06/2018 at approximately 6:00 PM the sprinkler pipe located above ceiling in the dining area of the 300 neighborhood burst. The only affected area was the 300 neighborhood and the facility was on fire watch for the affected area.</p> <p>A phone interview with the administrator on 01/09/2018 confirmed the facility was on fire watch due to another sprinkler pipe bursting. A phone interview with the sprinkler company contractor on 01/09/2018 at approximately 3:40 PM revealed the sprinkler pipe located above ceiling in the 300 neighborhood above ceiling and above the exit door to the patio was installed in an area that is subject to freezing and cannot reliably be maintained at or above 40 degrees fahrenheit.</p> <p>NFPA 13 2010 8.16.4.1 Protection of Piping Against Freezing. 8.16.4.1.1 Unless the requirements of 8.16.4.1.2 are met, where portions of systems are subject to freezing and temperatures cannot reliably be maintained at or above 40°F (4°C), sprinklers shall be installed as a dry pipe or preaction system. 8.16.4.1.2 Small unheated areas are permitted to be protected by antifreeze systems or by other systems specifically listed for this purpose, including but not limited to listed heat tracing systems. 8.16.4.1.3 Where aboveground water-filled supply pipes, risers,</p>	K 351		

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K 351	Continued From page 3 system risers, or feed mains pass through open areas, cold rooms, passageways, or other areas exposed to temperatures below 40°F (4°C), the pipe shall be protected against freezing by insulating coverings, frostproof casings, listed heat tracing systems, or other reliable means capable of maintaining a minimum temperature between 40°F (4°C) and 120°F (48.9°C).	K 351		