

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

PRINTED: 07/29/2025
FORM APPROVED
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 495354	(X2) MULTIPLE CONSTRUCTION A. BUILDING 04 B. WING _____	(X3) DATE SURVEY COMPLETED 03/19/2025
NAME OF PROVIDER OR SUPPLIER GREENSPRING VILLAGE		STREET ADDRESS, CITY, STATE, ZIP CODE 7470 SPRING VILLAGE DR SPRINGFIELD, VA 22150		
(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) COMPLETION DATE
K 000	<p>INITIAL COMMENTS</p> <p>Description of structure: Four story building, Type II (111) construction, fully sprinklered.</p> <p>An unannounced Life Safety Code recertification survey was conducted on 03-19-2025 in accordance with 42 Code of Federal Regulations, Part 483. 150 and 410 to 480: Requirements for Long Term Care Facilities. The facility was surveyed for compliance using the 2012 Life Safety Code Existing Regulations.</p> <p>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 Federal Regulations, 483.70 (a) et seq (Life Safety from Fire)</p>	K 000		
K 222 SS=D	<p>Egress Doors CFR(s): NFPA 101</p> <p>Egress Doors Doors in a required means of egress shall not be equipped with a latch or a lock that requires the use of a tool or key from the egress side unless using one of the following special locking arrangements: CLINICAL NEEDS OR SECURITY THREAT LOCKING Where special locking arrangements for the clinical security needs of the patient are used, only one locking device shall be permitted on each door and provisions shall be made for the rapid removal of occupants by: remote control of locks; keying of all locks or keys carried by staff at all times; or other such reliable means available</p>	K 222		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

04/29/2025

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 222	<p>Continued From page 1</p> <p>to the staff at all times.</p> <p>18.2.2.2.5.1, 18.2.2.2.6, 19.2.2.2.5.1, 19.2.2.2.6</p> <p>SPECIAL NEEDS LOCKING ARRANGEMENTS</p> <p>Where special locking arrangements for the safety needs of the patient are used, all of the Clinical or Security Locking requirements are being met. In addition, the locks must be electrical locks that fail safely so as to release upon loss of power to the device; the building is protected by a supervised automatic sprinkler system and the locked space is protected by a complete smoke detection system (or is constantly monitored at an attended location within the locked space); and both the sprinkler and detection systems are arranged to unlock the doors upon activation.</p> <p>18.2.2.2.5.2, 19.2.2.2.5.2, TIA 12-4</p> <p>DELAYED-EGRESS LOCKING ARRANGEMENTS</p> <p>Approved, listed delayed-egress locking systems installed in accordance with 7.2.1.6.1 shall be permitted on door assemblies serving low and ordinary hazard contents in buildings protected throughout by an approved, supervised automatic fire detection system or an approved, supervised automatic sprinkler system.</p> <p>18.2.2.2.4, 19.2.2.2.4</p> <p>ACCESS-CONTROLLED EGRESS LOCKING ARRANGEMENTS</p> <p>Access-Controlled Egress Door assemblies installed in accordance with 7.2.1.6.2 shall be permitted.</p> <p>18.2.2.2.4, 19.2.2.2.4</p> <p>ELEVATOR LOBBY EXIT ACCESS LOCKING ARRANGEMENTS</p> <p>Elevator lobby exit access door locking in accordance with 7.2.1.6.3 shall be permitted on door assemblies in buildings protected throughout</p>	K 222		

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K 222	<p>Continued From page 2</p> <p>by an approved, supervised automatic fire detection system and an approved, supervised automatic sprinkler system.</p> <p>18.2.2.2.4, 19.2.2.2.4</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>The facility failed to provide proper egress access in all areas.</p> <p>Finding include;</p> <p>On 3-19-2025, it was revealed between the hours of 11:am and 1:pm the doors exiting into the stairwells on the second and third floor in the Garden Ridge building do not comply with the requirements for Access-controlled egress as outlined in 2012 N.F.P.A 101, Life Safety Code chapter 7, Means of Egress; Section 7.2.1.6.2* (b) and Chapter 19, N.F.P.A., 101 Existing Health Care Occupancies Section 19.2.2.2.4(3)*.</p> <p>The facility engineer confirmed this observation.</p>	K 222		
K 223 SS=D	<p>Doors with Self-Closing Devices</p> <p>CFR(s): NFPA 101</p> <p>Doors with Self-Closing Devices</p> <p>Doors in an exit passageway, stairway enclosure, or horizontal exit, smoke barrier, or hazardous area enclosure are self-closing and kept in the closed position, unless held open by a release device complying with 7.2.1.8.2 that automatically closes all such doors throughout the smoke compartment or entire facility upon activation of:</p> <p>* Required manual fire alarm system; and</p> <p>* Local smoke detectors designed to detect smoke passing through the opening or a required smoke detection system; and</p> <p>* Automatic sprinkler system, if installed; and</p> <p>* Loss of power.</p>	K 223		

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K 223	<p>Continued From page 3</p> <p>18.2.2.2.7, 18.2.2.2.8, 19.2.2.2.7, 19.2.2.2.8</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>The means of egress is not maintained.</p> <p>Based on observation it was revealed the facility failed to maintain the corridor doors in all areas.</p> <p>Findings include;</p> <p>On 3-19-25, it was revealed between the hours of 11;a.m. and 1;p.m, the corridor door entering the elevator lobby on Rose Court, 3rd floor, was found to have a broken hinge . The hinge was pulled away from the door preventing the door from completely closing.</p> <p>The facility maintenance supervisor confirmed this observation.</p>	K 223		