

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 345078	(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - MAIN BUILDING 01 B. WING _____	(X3) DATE SURVEY COMPLETED 06/15/2016
NAME OF PROVIDER OR SUPPLIER HIGHLAND FARMS			STREET ADDRESS, CITY, STATE, ZIP CODE 200 TABERNACLE ROAD BLACK MOUNTAIN, NC 28711	
(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	INITIAL COMMENTS 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 000		
K 012 SS=E	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	K 012	K 012 - 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	7/30/16

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

TITLE

(X6) DATE

Electronically Signed

06/29/2016

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 012	Continued From page 1 compartments.	K 012	review ongoing inspection and maintenance practices that affect roof/ceiling assemblies to ensure continued compliance with 19.1.6.2, 19.1.6.3, 19.1.6.4, 19.3.5.1		
K 029 SS=E	<p>NFPA 101 LIFE SAFETY CODE STANDARD</p> <p>One hour fire rated construction (with 0 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</p> <p>This STANDARD is not met as evidenced by: 42 CFR 483.70 (a)</p> <p>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:</p> <p>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.</p> <p>2. There are many holes in the rated floor/ceiling assembly between the basement electrical room and upstairs area - the access holes were</p>	K 029	<p>K 029</p> <p>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.</p> <ul style="list-style-type: none"> - 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 <p>2. Repairs to the holes in the basement</p>	7/30/16	

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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 029	ceiling have been completed. - The Maintenance Supervisor will inspect all rated floor/ceiling assemblies to verify compliance with 19.3.2.1 and report findings to Facilities Director - The Maintenance Crew will perform repairs as necessary to remain in compliance with 19.3.2.1 - Highland Farms Facilities Director will review ongoing maintenance practices that affect rated assemblies to ensure continued compliance with 19.3.2.1		
K 061 SS=E	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.	K 061	K 061 - 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 compliance with 9.7.2.1 -Highland Farms Maintenance Supervisor will notify the sprinkler contractor or the alarm contractor to replace or repair any missing or inoperative sprinkler monitoring devices as necessary to remain in rtfcompliance with 9.7.2.1	7/30/16	

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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 061	- Highland Farms Facilities Director will review reporting from quarterly and annual sprinkler inspections to ensure continued compliance with 9.7.2.1		
K 070 SS=D	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 070	K 070 - A non-compliant portable space heater behind the reception desk was removed immediately upon observation. - Highland Farms personnel have performed a thorough inspection of all rooms in the facility and reported results to the Healthcare Administrator and the Maintenance Supervisor. No further non-compliant heaters were discovered. - Highland Farms personnel have been instructed on the type of allowable portable heating devices; only facility issued portable heating devices will be permitted to remain in compliance with 18.7.8 and 19.7.8, per the Healthcare Administrator. - Highland Farms personnel will continue to monitor all areas to ensure compliance with 18.7.8 and 19.7.8.	7/30/16	
K 144 SS=E	NFPA 101 LIFE SAFETY CODE STANDARD Generators inspected weekly and exercised under load for 30 minutes per month and shall be	K 144		7/30/16	

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K 144	<p>Continued From page 4</p> <p>in accordance with NFPA 99 and NFPA 110. 3-4.4.1 and 8-4.2 (NFPA 99), Chapter 6 (NFPA 110)</p> <p>This STANDARD is not met as evidenced by: 42 CFR 483.70 (a)</p> <p>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:</p> <p>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:</p> <p>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.</p> <p>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:</p> <p>(a) Under operating temperature conditions or at not less than 30 percent of the EPS nameplate rating</p> <p>(b) Loading that maintains the minimum exhaust gas temperatures as recommended by the manufacturer.</p> <p>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</p>	K 144	<p>K 144</p> <p>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</p> <p>- Results of testing will be recorded and reported to the Facilities Director to remain in compliance with NFPA 99 3-4.4.2</p> <p>- Highland Farms Facilities Director will schedule regular maintenance for the generator to remain in compliance with provisions of NFPA 99 and NFPA 110.</p> <p>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.</p> <p>- 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.</p> <p>- Highland Farms Facilities Director will schedule regular maintenance for the generator to remain in compliance with provisions of NFPA 99 and NFPA 110.</p>		

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CENTERS FOR MEDICARE & MEDICAID SERVICES

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K 144	Continued From page 5 minutes, for a total of 2 continuous hours. (load bank testing) 2. There are no specific gravity readings and electrolyte levels documented for each cell of generator batteries. NFPA 101, 9.1.3, NFPA 110 as stated in item 1 These deficiencies potentially affect the entire facility. Failure to comply with minimum standards as referenced increases the risk of death or injury due to fire and/or smoke.	K 144			

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K 144	Continued From page 6 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		