

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 155475	X2) MULTIPLE CONSTRUCTION A. BUILDING 01 B. WING _____	X3) DATE SURVEY COMPLETED 06/18/2013
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NAME OF PROVIDER OR SUPPLIER TOWNE HOUSE RETIREMENT COMMUNITY	STREET ADDRESS, CITY, STATE, ZIP CODE 2209 ST JOE CENTER RD FORT WAYNE, IN 46825
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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) COMPLETION DATE
K010000	<p>A Life Safety Code Recertification and State Licensure Survey was conducted by the Indiana State Department of Health in accordance with 42 CFR 483.70(a).</p> <p>Survey Date: 06/18/13</p> <p>Facility Number: 000541 Provider Number: 155475 AIM Number: N/A</p> <p>Surveyor: Amy Kelley, Life Safety Code Specialist</p> <p>At this Life Safety Code survey, Towne House Retirement Community was found not in compliance with Requirements for Participation in Medicare/Medicaid, 42 CFR Subpart 483.70(a), Life Safety from Fire and the 2000 edition of the National Fire Protection Association (NFPA) 101, Life Safety Code (LSC), Chapter 19, Existing Health Care Occupancies and 410 IAC 16.2.</p> <p>This one story facility with a walkout lower level below the southeast wing was determined to be of Type V (111) construction and was fully sprinklered. The facility has a fire alarm system with smoke detection in the corridors and areas open to the corridors. Battery operated</p>	K010000		

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

TITLE

(X6) DATE

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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	<p>smoke detectors were installed in the resident rooms. The facility has a capacity of 99 and had a census of 58 at the time of this survey.</p> <p>All areas where residents have customary access were sprinklered except the elevator equipment room. The facility had a detached barn providing facility services including storage of mowers, maintenance equipment and two buses that was not sprinklered.</p> <p>Quality Review by Robert Booher, Life Safety Code Specialist-Medical Surveyor on 06/20/13.</p> <p>The facility was found not in compliance with the aforementioned regulatory requirements as evidenced by the following:</p>			

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K010056 SS=E	<p>NFPA 101 LIFE SAFETY CODE STANDARD</p> <p>If there is an automatic sprinkler system, it is installed in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, to provide complete coverage for all portions of the building. The system is properly maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. It is fully supervised. There is a reliable, adequate water supply for the system. Required sprinkler systems are equipped with water flow and tamper switches, which are electrically connected to the building fire alarm system. 19.3.5</p> <p>Based on observation and interview, the facility failed to ensure complete coverage was provided for 1 of 1 elevator equipment rooms in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, to provide complete coverage for all portions of the building. NFPA 13, 5-13.6.2 states automatic sprinklers in elevator machine rooms shall be ordinary or intermediate temperature rating. ASME/ANSI A17.1 permits sprinklers in elevator machine rooms when there is a means for disconnecting the main line power supply to the affected elevator automatically upon or prior to the application of water from the sprinkler located in the elevator machine room. This deficient practice could affect any resident in the Therapy room on the lower level.</p>	K010056	The Towne House does not agree with this finding. The elevator machine room that is noted in this finding was built in 1998. This area of the building has been surveyed at least annually and this non-sprinkled area has been in compliance. In addition, according to the 2009 Life Safety Code Handbook, Section B.4.2 which is a later dated version of the Life Safety Code, it is noted: "Sprinklers shall not be installed in elevator machine rooms serving occupant evacuation elevators, and such prohibition shall not cause an otherwise fully sprinklered building to be classified as nonsprinklered." It is also noted in this handbook that: "The presence of sprinklers in the elevator machine room would necessitate the installation of a shunt trip for automatically	07/18/2013			

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	<p>Findings include:</p> <p>Based on an observation with the Director of Environmental Services on 06/18/13 at 3:11 p.m., the elevator equipment room on the lower level lacked sprinkler coverage. At the time of observation, the Director of Environmental Services acknowledged the lack of sprinkler coverage in the elevator equipment room.</p> <p>3.1-19(b)</p>		<p>disconnecting the main line power for compliance with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators, as it is unsafe to operate elevators while sprinkler water is being discharged in the elevator machine room. The presence of a shunt trip conflicts with the needs of the occupant evacuation elevator, as it disconnects the power without ensuring that the elevator is first returned to a safe floor so as to prevent trapping occupants. The provision of B.4.2 prohibiting the sprinkling of elevator machine rooms deviates from the requirements of NFPA 13, Standard for the Installations of Sprinkler Systems, which permits not such exemption."It is noted that The Towne House does not endorse this action, but in an effort to be compliant with the state, The Towne House has obtained bids to add a sprinkler head and a shunt trip breaker at the cost of \$2596 and will install the equipment. The Environmental Services Director will coordinate and monitor the installation by the contractors. The equipment should be installed by July 18, 2013</p>		