

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 155770	X2) MULTIPLE CONSTRUCTION A. BUILDING <u>07</u> B. WING _____	X3) DATE SURVEY COMPLETED 08/19/2015
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NAME OF PROVIDER OR SUPPLIER VILLAS OF GUERIN WOODS	STREET ADDRESS, CITY, STATE, ZIP CODE 1002 SISTER BARBARA WAY GEORGETOWN, IN 47122
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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
K 0000 Bldg. 07	<p>An Initial Life Safety Code Certification and State Licensure Survey for the addition of 18 Title 18/19 beds, which included two new buildings; Building 1007 with 10 additional beds, and Building 1008 with 8 additional beds, was conducted by the Indiana State Department of Health in accordance with 42 CFR 483.70(a).</p> <p>Survey Date: 08/19/15</p> <p>Facility Number: 011509 Provider Number: 155770 AIM Number: 200909280</p> <p>At this Initial Life Safety Code and Environmental survey, Villas of Guerin Woods 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 18, New Health Care Occupancies and with 410 IAC 16.2-3.1-19, Environment and Physical Standards of the Indiana Health Facilities Rules for Comprehensive care facilities.</p>	K 0000		

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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K 0052 SS=E Bldg. 07	<p>Buildings 1007 was one story and determined to be of Type V (111) construction and fully sprinklered. This building has a fire alarm system with hard wired smoke detectors in the corridors, spaces open to the corridors, and all resident sleeping rooms. This building has a capacity of 10 and had a census of 0 at the time of this survey.</p> <p>Buildings 1008 was one story and determined to be of Type V (111) construction and fully sprinklered. This building has a fire alarm system with hard wired smoke detectors in the corridors, spaces open to the corridors, and all resident sleeping rooms. This building has a capacity of 8 and had a census of 0 at the time of this survey.</p> <p>All areas where the residents have customary access were sprinklered, and all areas providing facility services were sprinklered.</p> <p>NFPA 101 LIFE SAFETY CODE STANDARD A fire alarm system required for life safety is installed, tested, and maintained in accordance with NFPA 70 National Electrical Code and NFPA 72. The system has an approved maintenance and testing program complying with applicable requirements of NFPA 70 and 72. 9.6.1.4 Based on observation and interview, the facility failed to ensure 2 of over 25</p>	K 0052	Because this was an intial inspection and the Villa	08/20/2015

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	<p>smoke detectors were not installed where air flow would adversely affect their operation. Section 9.6.1.4 requires fire alarm systems comply with NFPA 72, National Fire Alarm Code. NFPA 72, 2-3.5.1 requires in spaces served by air handling systems, detectors shall not be located where air flow prevents operation of the detectors. This deficient practice could affect all occupants in the facility.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and President & CEO, the following was noted:</p> <ol style="list-style-type: none"> 1. There was a ceiling mounted smoke detector within two feet of an air supply vent in the Clean Utility Room. 2. There was a ceiling mounted smoke detector within one foot of an air return vent in the Soiled Utility Room. <p>This was acknowledged by the General Contractor at the time of each observation.</p> <p>3.1-19(b)</p>		<p>unoccupied, no residents were found to have been affected by the deficient practice. Because this was an initial inspection and the Villa unoccupied, no residents had the potential to be affected by the deficient practice. Mid America Security Technician disengaged fire alarm panel. Bauerla Electric Electrician removed existing smoke detector and placed it 3'1" from HVAC supply and return system. See Exhibits 1,2 & 3 Mid America Technician disengaged fire alarm panel. Bauerla Electric Electrician removed existing smoke detector and replaced ceiling panel. See Exhibits 1 & 5 All future Villas will be designed and built in strict compliance with Sec. of 9.6.1.4 NFPA 72, 2-3.5.1. Oversight and monitoring will be done by the Architect, Engineer, General Contractor and President & CEO</p>	

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K 0062 SS=F Bldg. 07	<p>NFPA 101 LIFE SAFETY CODE STANDARD Required automatic sprinkler systems are continuously maintained in reliable operating condition and are inspected and tested periodically. 18.7.6, 4.6.12, NFPA 13, NFPA 25, 9.7.5</p> <p>1. Based on observation and interview, the facility failed to ensure 5 of over 100 sprinkler heads were free of paint or like substance. NFPA 101 Section 9.7.5 refers to NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. NFPA 25 2-2.1.1 requires sprinklers to be free of paint. Any sprinkler shall be replaced that is painted or covered with a like substance. This deficient practice could affect all occupants in the facility.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and President & CEO, there were five sprinkler heads in the Mechanical Room/Activity Room covered with drywall mud. This was acknowledged by the General Contractor at the time of observation.</p> <p>3.1-19(b)</p>	K 0062	<p>Because this was an intial inspection and the Villa unoccupied, no residents were found to have been affected by the deficient practice. Because this was an intial inspection and the Villa unoccupied, no reidents had the potential to be affected by the deficient practice. All sprinkler heads were examined for paint or like substances. 1 head was found to be covered with drywall mud in the Mechanical Room/Activity Room and 1 head in Room 807 found to be covered with paint. Both heads were replaced by Joe Kuerzi of Certified Protection Services LLC. See Exhibits 8 & 9A spare sidewall sprinkler and sprinkler head with green glass tube were placed in the sprinkler cabinet for replacment purposes by Joe Kuerzi of Certified Protection Services LLC. See Exhibits 8 & 10All future Villas will be designed and built in strict compliance with NFPA 101 Sec. 9.7.5/NFPA 25.2-2.1.1. and NFPA 25, 1998 edition, Sec. 2-4.1.4. Oversight and monitoring wil be done by the Architect. Engineer, General Contractor and President & CEO</p>	08/21/2015			

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	<p>2. Based on observation and interview, the facility failed to provide a complete supply of spare sprinklers for the automatic sprinkler system in accordance with NFPA 25, 1998 Edition, the Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. Section 2-4.1.4 requires a supply of at least six spare sprinklers shall be stored in a cabinet on the premises for replacement purposes. The stock of spare sprinklers shall be proportionally representative of the types and temperature ratings of the system sprinklers. A minimum of two sprinklers of each type and temperature rating installed shall be provided. This deficient practice could affect all occupants in the facility if the sprinkler system had to be shut down because a proper sprinkler wasn't available as a replacement.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and President & CEO, there were no quick response spare sidewall sprinklers in the spare sprinkler cabinet in</p>			

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K 0144 SS=F Bldg. 07	<p>the sprinkler riser room, furthermore, there was only one quick response pendent type sprinkler head with the green glass tube. Sidewall sprinkler heads were observed in all resident rooms, and pendent type sprinkler heads with the green glass tubes were observed in the kitchen area. Based on interview at the time of observations, the General Contractor acknowledged there were no spare sidewall sprinklers or pendent type with green glass tubes located on the premises or in the spare sprinkler cabinet.</p> <p>3.1-19(b)</p> <p>NFPA 101 LIFE SAFETY CODE STANDARD Generators are inspected weekly and exercised under load for 30 minutes per month in accordance with NFPA 99. 3.4.4.1.</p> <p>1. Based on observation and interview, the facility failed to ensure 1 of 1 emergency generator annunciator panel was in proper operating condition. NFPA 99, the Standard for Health Care Facilities, 3-4.1.1.15 requires a remote annunciator, storage battery powered, shall be provided to operate outside of the generating room in a location readily observed by operating personnel at a regular work station. The annunciator</p>	K 0144	Because this was an intial inspection and the Villa unoccupied, no residents were found to have been affected by the deficient practice. Because this was an intial inspection and the Villa unoccupied, no reidents had the potential to be affected by the deficient practice. NOTE WELL: One generator services both Villa 1007 and 1008. The audible annunciator was reprogrammed to sound in both	08/21/2015

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	<p>shall indicate alarm conditions of the emergency or auxiliary power source as follows:</p> <p>(a) Individual visual signals shall indicate:</p> <ol style="list-style-type: none"> 1. When the emergency or auxiliary power source is operating to supply power to load. 2. When the battery charger is malfunctioning. <p>(b) Individual visual signals plus a common audible signal to warn of an engine-generator alarm condition shall indicate:</p> <ol style="list-style-type: none"> 1. Low lubricating oil pressure. 2. Low water temperature. 3. Excessive water temperature. 4. Low fuel - when the main fuel storage tank contains less than a 3-hour operating supply. 5. Overcrank (failed to start). 6. Overspeed. <p>Where a regular work station will be unattended periodically, an audible and visual derangement signal, appropriately labeled, shall be established at a continuously monitored location. This derangement signal shall activate when any of the conditions in 3-4.1.1.15(a) and (b) occur but need not display these conditions individually. This deficient practice could affect all occupants in the facility.</p>		<p>Villas. Lex Breshear said we need to have the remote emergency switch mounted in only one of the Villas. To be compliant, the switch was placed on the transfer panel of Villa 1008. Cummins Crosspoint Technician determined annunciation needed to be re-programmed for annunciation to have audible sound. Re-programming completed. Tested system and audible alarm sounded. See Exhibits 11, 13 & 13aBauerla Electric Electrician ran necessary wiring from generator to Mechanical Room Villa 1008. Cummins Crosspoint Technician connected E-Etop wiring, added emergency remote switch to transfer switch panel, and tested system which became operative. See Exhibits 11, 12, 13 & 13aAll future Villas will be designed and built in strict compliance with NFPA 99, The Standard for Health Care Facilites, 3-4.1.1.15/LSC 7.9.2.3 and NFPA 110, 1999 edition, 3-5.5.6 and NFPA 37 1998 edition, 8-2.2(c). Oversight and monitoring will be done by the Architect, Engineer, General Contractor and President & CEO</p>	

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	<p>Findings include:</p> <p>Based on observation on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and the President & CEO, the generator's annunciator panel did not actuate an audible alarm when the stop button was pushed at the generator set, there was only a yellow trouble light illuminated on the generator annunciator panel. This was acknowledged by the General Contractor and Maintenance Staff #1 at the time of observation.</p> <p>3.1-19(b)</p> <p>2. Based on observation and interview, the facility failed to ensure 1 of 1 emergency generators was equipped with a remote manual stop. LSC 7.9.2.3 requires emergency generators providing power to emergency lighting systems shall be installed, tested and maintained in accordance with NFPA 110, Standard for Emergency and Standby Power Systems. NFPA 110, 1999 edition, 3-5.5.6 requires Level II installations shall have a remote manual stop station of a type similar to a break-glass station located elsewhere on the premises where the prime mover is located outside the</p>			
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K 0000 Bldg. 08	<p>building. NFPA 37, Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines, 1998 Edition, at 8-2.2(c) requires engines of 100 horsepower or more have provision for shutting down the engine at the engine and from a remote location. This deficient practice could affect all occupants in the facility.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and the President & CEO, a remote shut off device for the generator was not found other than on the generator set. This was acknowledged by the General Contractor and Maintenance Staff #1 at the time of observations, furthermore, the generator was installed within the past few months and Maintenance Staff #1 acknowledged there was no remote shut off device for the generator other than on the generator set.</p> <p>3.1-19(b)</p>			

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	<p>An Initial Life Safety Code Certification and State Licensure Survey for the addition of 18 Title 18/19 beds, which included two new buildings; Building 1007 with 10 additional beds, and Building 1008 with 8 additional beds, was conducted by the Indiana State Department of Health in accordance with 42 CFR 483.70(a).</p> <p>Survey Date: 08/19/15</p> <p>Facility Number: 011509 Provider Number: 155770 AIM Number: 200909280</p> <p>At this Initial Life Safety Code and Environmental survey, Villas of Guerin Woods 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 18, New Health Care Occupancies and with 410 IAC 16.2-3.1-19, Environment and Physical Standards of the Indiana Health Facilities Rules for Comprehensive care facilities.</p> <p>Buildings 1007 was one story and determined to be of Type V (111) construction and fully sprinklered. This</p>	K 0000		

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K 0062 SS=F Bldg. 08	<p>building has a fire alarm system with hard wired smoke detectors in the corridors, spaces open to the corridors, and all resident sleeping rooms. This building has a capacity of 10 and had a census of 0 at the time of this survey.</p> <p>Buildings 1008 was one story and determined to be of Type V (111) construction and fully sprinklered. This building has a fire alarm system with hard wired smoke detectors in the corridors, spaces open to the corridors, and all resident sleeping rooms. This building has a capacity of 8 and had a census of 0 at the time of this survey.</p> <p>All areas where the residents have customary access were sprinklered, and all areas providing facility services were sprinklered.</p> <p>NFPA 101 LIFE SAFETY CODE STANDARD Required automatic sprinkler systems are continuously maintained in reliable operating condition and are inspected and tested periodically. 18.7.6, 4.6.12, NFPA 13, NFPA 25, 9.7.5</p> <p>1. Based on observation and interview, the facility failed to ensure 2 of over 100 sprinkler heads were free of paint or like substance. NFPA 101 Section 9.7.5 refers to NFPA 25, Standard for the Inspection, Testing, and Maintenance of</p>	K 0062	Because this was an intial inspection and the Villa unoccupied, no residents were found to have been affected by the deficient practice. Because this was an intial inspection and the Villa unoccupied, no reidents had the potential to be affected	08/21/2015

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	<p>Water-Based Fire Protection Systems. NFPA 25 2-2.1.1 requires sprinklers to be free of paint. Any sprinkler shall be replaced that is painted or covered with a like substance. This deficient practice could affect all occupants in the facility.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and President & CEO, the following was noted:</p> <p>There was one sprinkler head in the Mechanical Room/Activity Room covered with drywall mud, plus one sprinkler head in room 807 outside the closet partially covered with paint. This was acknowledged by the General Contractor at the time of each observation.</p> <p>3.1-19(b)</p> <p>2. Based on observation and interview, the facility failed to provide a complete supply of spare sprinklers for the automatic sprinkler system in accordance with NFPA 25, 1998 Edition, the Standard for the Inspection, Testing, and Maintenance of Water-Based Fire</p>		<p>by the deficient practice. All sprinkler heads were examined for paint or like substances. 1 head was found to be covered with drywall mud in the Mechanical Room/Activity Room and 1 head in Room 807 found to be covered with paint. Both heads were replaced by Joe Kuerzi of Certified Protection Services LLC. See Exhibits 8 & 9A spare sidewall sprinkler and sprinkler head with green glass tube were placed in the sprinkler cabinet for replacment purposes by Joe Kuerzi of Certified Protection Services LLC. See Exhibits 8 & 10All future Villas will be designed and built in strict compliance with NFPA 101 Sec. 9.7.5/NFPA 25.2-2.1.1. and NFPA 25, 1998 edition, Sec. 2-4.1.4. Oversight and monitoring wil be done by the Architect. Engineer, General Contractor and President & CEO</p>				

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	<p>Protection Systems. Section 2-4.1.4 requires a supply of at least six spare sprinklers shall be stored in a cabinet on the premises for replacement purposes. The stock of spare sprinklers shall be proportionally representative of the types and temperature ratings of the system sprinklers. A minimum of two sprinklers of each type and temperature rating installed shall be provided. This deficient practice could affect all occupants in the facility if the sprinkler system had to be shut down because a proper sprinkler wasn't available as a replacement.</p> <p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and President & CEO, there were no quick response spare sidewall sprinklers in the spare sprinkler cabinet in the sprinkler riser room, furthermore, there was only one quick response pendent type sprinkler head with the green glass tube. Sidewall sprinkler heads were observed in all resident rooms, and pendent type sprinkler heads with the green glass tubes were observed in the kitchen area. Based on interview</p>			

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NAME OF PROVIDER OR SUPPLIER VILLAS OF GUERIN WOODS	STREET ADDRESS, CITY, STATE, ZIP CODE 1002 SISTER BARBARA WAY GEORGETOWN, IN 47122
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K 0144 SS=F Bldg. 08	<p>at the time of observations, the General Contractor acknowledged there were no spare sidewall sprinklers or pendent type with green glass tubes located on the premises or in the spare sprinkler cabinet.</p> <p>3.1-19(b)</p> <p>NFPA 101 LIFE SAFETY CODE STANDARD Generators are inspected weekly and exercised under load for 30 minutes per month in accordance with NFPA 99. 3.4.4.1.</p> <p>1. Based on observation and interview, the facility failed to ensure 1 of 1 emergency generator annunciator panel was in proper operating condition. NFPA 99, the Standard for Health Care Facilities, 3-4.1.1.15 requires a remote annunciator, storage battery powered, shall be provided to operate outside of the generating room in a location readily observed by operating personnel at a regular work station. The annunciator shall indicate alarm conditions of the emergency or auxiliary power source as follows: (a) Individual visual signals shall indicate: 1. When the emergency or auxiliary power source is operating to supply power to load. 2. When the battery charger is</p>	K 0144	<p>Because this was an intial inspection and the Villa unoccupied, no residents were found to have been affected by the deficient practice. Because this was an intial inspection and the Villa unoccupied, no reidents had the potential to be affected by the deficient practice. NOTE WELL: One generator services both Villa 1007 and 1008. The audible annunciator was reprogrammed to sound in both Villas. Lex Breshear said we need to have the remote emergency switch mounted in only one of the Villas. To be compliant, the switch was placed on the transfer panel of Villa 1008. Cummins Crosspoint Technician determined annunciation needed to be re-programmed for annunciation to have audible sound. Re-programming</p>	08/21/2015

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	<p>malfunctioning.</p> <p>(b) Individual visual signals plus a common audible signal to warn of an engine-generator alarm condition shall indicate:</p> <ol style="list-style-type: none"> 1. Low lubricating oil pressure. 2. Low water temperature. 3. Excessive water temperature. 4. Low fuel - when the main fuel storage tank contains less than a 3-hour operating supply. 5. Overcrank (failed to start). 6. Overspeed. <p>Where a regular work station will be unattended periodically, an audible and visual derangement signal, appropriately labeled, shall be established at a continuously monitored location. This derangement signal shall activate when any of the conditions in 3-4.1.1.15(a) and (b) occur but need not display these conditions individually. This deficient practice could affect all occupants in the facility.</p> <p>Findings include:</p> <p>Based on observation on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and the President & CEO, the generator's annunciator panel did not</p>		<p>completed. Tested system and audible alarm sounded. See Exhibits 11, 13 & 13aBauerla Electric Electrician ran necessary wiring from generator to Mechanical Room Villa 1008. Cummins Crosspoint Technician connected E-Etop wiring, added emergency remote switch to transfer switch panel, and tested system which became operative. See Exhibits 11, 12, 13 & 13aAll future Villas will be designed and built in strict compliance with NFPA 99, The Standard for Health Care Facilities, 3-4.1.1.15/LSC 7.9.2.3 and NFPA 110, 1999 edition, 3-5.5.6 and NFPA 37 1998 edition, 8-2.2(c). Oversight and monitoring will be done by the Architect, Engineer, General Contractor and President & CEO</p>				

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	<p>actuate an audible alarm when the stop button was pushed at the generator set, there was only a yellow trouble light illuminated on the generator annunciator panel. This was acknowledged by the General Contractor and Maintenance Staff #1 at the time of observation.</p> <p>3.1-19(b)</p> <p>2. Based on observation and interview, the facility failed to ensure 1 of 1 emergency generators was equipped with a remote manual stop. LSC 7.9.2.3 requires emergency generators providing power to emergency lighting systems shall be installed, tested and maintained in accordance with NFPA 110, Standard for Emergency and Standby Power Systems. NFPA 110, 1999 edition, 3-5.5.6 requires Level II installations shall have a remote manual stop station of a type similar to a break-glass station located elsewhere on the premises where the prime mover is located outside the building. NFPA 37, Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines, 1998 Edition, at 8-2.2(c) requires engines of 100 horsepower or more have provision for shutting down the engine at the engine and from a remote location. This deficient practice could affect all occupants in the facility.</p>			

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	<p>Findings include:</p> <p>Based on observations on 08/19/15 between 1:00 p.m. and 3:15 p.m. during a tour of the facility with the Administrator, Maintenance Staff #1, the General Contractor, the Assistant DON, the DON, and the President & CEO, a remote shut off device for the generator was not found other than on the generator set. This was acknowledged by the General Contractor and Maintenance Staff #1 at the time of observations, furthermore, the generator was installed within the past few months and Maintenance Staff #1 acknowledged there was no remote shut off device for the generator other than on the generator set.</p> <p>3.1-19(b)</p>			