

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

PRINTED: 10/26/2023
FORM APPROVED
OMB NO. 0938-039

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 155755		X2) MULTIPLE CONSTRUCTION A. BUILDING -- B. WING		X3) DATE SURVEY COMPLETED 10/12/2023	
NAME OF PROVIDER OR SUPPLIER GOLDEN YEARS HOMESTEAD				STREET ADDRESS, CITY, STATE, ZIP CODE 3136 GOEGLEIN RD FORT WAYNE, IN 46815			
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E 0000 Bldg. --	<p>An Emergency Preparedness Survey was conducted by the Indiana Department of Health in accordance with 42 CFR 483.73.</p> <p>Survey Date: 010/12/23</p> <p>Facility Number: 000282 Provider Number: 155755 AIM Number: 100287520</p> <p>At this Emergency Preparedness survey, Golden Years Homestead was found not in compliance with Emergency Preparedness Requirements for Medicare and Medicaid Participating Providers and Suppliers, 42 CFR 483.73. The facility has a capacity of 111 and had a census of 96 at the time of this survey.</p> <p>Quality Review completed on 10/13/23</p> <p>The requirements of 42 CFR, Subpart 483.73 are Not Met as evidenced by:</p>			E 0000	<p>This Plan of Correction is prepared and submitted as required by law. By submitting this Plan of Correction, Golden Years Homestead does not admit that the deficiencies listed on this report exist, nor does the Facility admit to any statements, findings, or conclusions that form the basis for the alleged deficiencies. The Facility reserves the right to challenge in legal and/or regulatory or administrative proceedings the deficiencies, statements, and conclusions that form the basis for the deficiencies.</p>		
E 0041 SS=F Bldg. --	<p>482.15(e), 483.73(e), 485.625(e) Hospital CAH and LTC Emergency Power §482.15(e) Condition for Participation: (e) Emergency and standby power systems. The hospital must implement emergency and standby power systems based on the emergency plan set forth in paragraph (a) of this section and in the policies and procedures plan set forth in paragraphs (b)(1) (i) and (ii) of this section.</p> <p>§483.73(e), §485.625(e) (e) Emergency and standby power systems. The [LTC facility and the CAH] must</p>						

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

TITLE

(X6) DATE

Steve Schaaf

HFA, V.P. Operations

10/20/2023

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 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 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>implement emergency and standby power systems based on the emergency plan set forth in paragraph (a) of this section.</p> <p>§482.15(e)(1), §483.73(e)(1), §485.625(e)(1) Emergency generator location. The generator must be located in accordance with the location requirements found in the Health Care Facilities Code (NFPA 99 and Tentative Interim Amendments TIA 12-2, TIA 12-3, TIA 12-4, TIA 12-5, and TIA 12-6), Life Safety Code (NFPA 101 and Tentative Interim Amendments TIA 12-1, TIA 12-2, TIA 12-3, and TIA 12-4), and NFPA 110, when a new structure is built or when an existing structure or building is renovated.</p> <p>482.15(e)(2), §483.73(e)(2), §485.625(e)(2) Emergency generator inspection and testing. The [hospital, CAH and LTC facility] must implement the emergency power system inspection, testing, and [maintenance] requirements found in the Health Care Facilities Code, NFPA 110, and Life Safety Code.</p> <p>482.15(e)(3), §483.73(e)(3), §485.625(e)(3) Emergency generator fuel. [Hospitals, CAHs and LTC facilities] that maintain an onsite fuel source to power emergency generators must have a plan for how it will keep emergency power systems operational during the emergency, unless it evacuates.</p> <p>*[For hospitals at §482.15(h), LTC at §483.73(g), and CAHs §485.625(g):] The standards incorporated by reference in this section are approved for incorporation by reference by the Director of the Office of the Federal Register in accordance with 5 U.S.C.</p>						

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	<p>552(a) and 1 CFR part 51. You may obtain the material from the sources listed below. You may inspect a copy at the CMS Information Resource Center, 7500 Security Boulevard, Baltimore, MD or at the National Archives and Records Administration (NARA). For information on the availability of this material at NARA, call 202-741-6030, or go to: http://www.archives.gov/federal_register/code_of_federal_regulations/ibr_locations.html. If any changes in this edition of the Code are incorporated by reference, CMS will publish a document in the Federal Register to announce the changes.</p> <p>(1) National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169, www.nfpa.org, 1.617.770.3000.</p> <p>(i) NFPA 99, Health Care Facilities Code, 2012 edition, issued August 11, 2011.</p> <p>(ii) Technical interim amendment (TIA) 12-2 to NFPA 99, issued August 11, 2011.</p> <p>(iii) TIA 12-3 to NFPA 99, issued August 9, 2012.</p> <p>(iv) TIA 12-4 to NFPA 99, issued March 7, 2013.</p> <p>(v) TIA 12-5 to NFPA 99, issued August 1, 2013.</p> <p>(vi) TIA 12-6 to NFPA 99, issued March 3, 2014.</p> <p>(vii) NFPA 101, Life Safety Code, 2012 edition, issued August 11, 2011.</p> <p>(viii) TIA 12-1 to NFPA 101, issued August 11, 2011.</p> <p>(ix) TIA 12-2 to NFPA 101, issued October 30, 2012.</p> <p>(x) TIA 12-3 to NFPA 101, issued October 22, 2013.</p> <p>(xi) TIA 12-4 to NFPA 101, issued October</p>						

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K 0000 Bldg. 03	<p>22, 2013. (xiii) NFPA 110, Standard for Emergency and Standby Power Systems, 2010 edition, including TIAs to chapter 7, issued August 6, 2009..</p> <p>Based on records review and interview, the facility failed to implement the emergency power system requirements found in the Health Care Facilities Code, NFPA 110, and Life Safety Code in accordance with 42 CFR 483.73(e)(2). This deficient practice could affect all occupants.</p> <p>Findings include:</p> <p>Based on records review with the Maintenance Director of Maintenance (DM) on 10/12/23 at 12:30 p.m., the generator annual fuel quality testing required by LSC and NFPA 110 was not completed in the last 12 months. The most recent fuel quality test was completed on 01/14/22. Based on interview at the time of record review, the DM stated that the fuel quality testing for the emergency generator was scheduled to happen during the next quarterly service.</p> <p>The finding was reviewed with the DM at the exit conference.</p> <p>3.1-19(b)</p>			E 0041	<p>Annual fuel quality testing of the generator will be completed as required by LSC and NFPA 110. No other generators exist in Facility. The facility's property and equipment preventive maintenance program will be updated to ensure ongoing testing of the generator occurs annually. The Maintenance staff will be educated on emergency/stand-by power system requirements including specifically generator location, inspection/testing, and fuel requirements as written in the Health Care Facilities Code, NFPA 110, and LSC. Preventive maintenance documentation related to Facility emergency/stand-by power systems will be reviewed during Facility's Quality Assurance meetings on an ongoing basis.</p>		11/07/2023
	<p>A Life Safety Code Recertification and State Licensure Survey was conducted by the Indiana Department of Health in accordance with 42 CFR 483.90(a).</p> <p>Survey Date: 10/12/2023</p>			K 0000	<p>This Plan of Correction is prepared and submitted as required by law. By submitting this Plan of Correction, Golden Years Homestead does not admit that the deficiencies listed on this report exist, nor does the Facility</p>		

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K 0521 SS=F Bldg. 03	<p>Facility Number: 000282 Provider Number: 155755 AIM Number: 100287520</p> <p>At this Life Safety Code survey, Golden Years Homestead was found not in compliance with Requirements for Participation in Medicare/Medicaid, 42 CFR Subpart 483.90(a), Life Safety from Fire and the 2012 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 was determined to be of Type V111 construction and was fully sprinklered. The facility has a fire alarm system with smoke detection in the corridors, areas open to the corridors and in the resident sleeping rooms. The facility has a capacity of 111 and had a census of 96 at the time of this survey.</p> <p>All areas where the residents have customary access were sprinklered. All areas providing facility services were sprinklered.</p> <p>Quality Review completed on 10/13/23</p> <p>NFPA 101 HVAC HVAC Heating, ventilation, and air conditioning shall comply with 9.2 and shall be installed in accordance with the manufacturer's specifications. 18.5.2.1, 19.5.2.1, 9.2 Based on record review and interview; the facility failed to ensure 1 of 1 fire damper systems were inspected and provided necessary maintenance after the first year after installation and at least every four years in accordance with NFPA 90A.</p>			K 0521	<p>admit to any statements, findings, or conclusions that form the basis for the alleged deficiencies. The Facility reserves the right to challenge in legal and/or regulatory or administrative proceedings the deficiencies, statements, and conclusions that form the basis for the deficiencies.</p> <p>The certified HVAC contractor of Facility will provide training to all Maintenance Staff about the Fire Damper inspection process. This training will include maintaining</p>		11/07/2023

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	<p>LSC 9.2.1 requires heating, ventilating and air conditioning (HVAC) ductwork and related equipment shall be in accordance with NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems. NFPA 90A, 2012 Edition, Section 5.4.8.1 states fire dampers shall be maintained in accordance with NFPA 80, Standard for Fire Doors and Other Opening Protectives. NFPA 80, 2010 Edition, Section 19.4.1 states each damper shall be tested and inspected 1 year after installation. Section 19.4.1.1 states the test and inspection frequency shall be every 4 years except for hospitals where the frequency is every 6 years. If the damper is equipped with a fusible link, the link shall be removed for testing to ensure full closure and lock-in-place if so equipped. The damper shall not be blocked from closure in any way. All inspections and testing shall be documented, indicating the location of the fire damper, date of inspection, name of inspector and deficiencies discovered. The documentation shall have a space to indicate when and how the deficiencies were corrected. This deficient practice could affect all residents.</p> <p>Findings include:</p> <p>Based on records review with the Director of Maintenance (DM) on 10/12/23 at 12:10 p.m., documentation was provided to show that the building's smoke/fire damper was inspected 03/30/2018. There was no documentation provided to show the fire/damper inspection was completed in the past 4 years. Based on interview at the time of records review, the DM stated the damper inspection has not been completed because we have been having trouble finding someone to do it.</p> <p>This finding was reviewed with the DM during the</p>				<p>proper documentation related to the inspections. Then, Maintenance Staff will conduct a complete inspection of every fire/damper in Facility and document results. Any fire/damper found to not operate correctly will be referred to the HVAC contractor for immediate repair/correction. The Facility's property and equipment preventive maintenance program will be updated to ensure ongoing testing of all fire/dampers occurs at least every four years. The Maintenance staff will be educated on fire/damper systems inspections and maintenance requirements as written in the NFPA 110 and LSC. Preventive maintenance documentation related to Facility emergency/stand-by power systems will be reviewed during Facility's Quality Assurance meetings on an ongoing basis.</p>		

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K 0918 SS=F Bldg. 03	<p>exit conference.</p> <p>3.1-19(b)</p> <p>NFPA 101</p> <p>Electrical Systems - Essential Electric Syste</p> <p>Electrical Systems - Essential Electric</p> <p>System Maintenance and Testing</p> <p>The generator or other alternate power source and associated equipment is capable of supplying service within 10 seconds. If the 10-second criterion is not met during the monthly test, a process shall be provided to annually confirm this capability for the life safety and critical branches. Maintenance and testing of the generator and transfer switches are performed in accordance with NFPA 110.</p> <p>Generator sets are inspected weekly, exercised under load 30 minutes 12 times a year in 20-40 day intervals, and exercised once every 36 months for 4 continuous hours. Scheduled test under load conditions include a complete simulated cold start and automatic or manual transfer of all EES loads, and are conducted by competent personnel. Maintenance and testing of stored energy power sources (Type 3 EES) are in accordance with NFPA 111. Main and feeder circuit breakers are inspected annually, and a program for periodically exercising the components is established according to manufacturer requirements. Written records of maintenance and testing are maintained and readily available. EES electrical panels and circuits are marked, readily identifiable, and separate from normal power circuits. Minimizing the possibility of damage of the emergency power source is a design consideration for new installations.</p>						

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K 0923 SS=E Bldg. 03	<p>6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70)</p> <p>Based on record review and interview, the facility failed to ensure an annual fuel quality test was performed for 1 of 1 facility diesel powered generators. NFPA 99, Health Care Facilities Code, 2012 Edition Section 6.5.4.1.1.2 states Type 2 EES (Essential Electrical System) generator sets shall be inspected and tested in accordance with Section 6.4.4.1.1.3. Section 6.4.4.1.1.3 states maintenance shall be performed in accordance with NFPA 110, Standard for Emergency and Standby Power Systems, 2010 Edition, Chapter 8. NFPA 110, Section 8.3.8 states a fuel quality test shall be performed at least annually using tests approved by ASTM standards. This deficient practice could affect all residents.</p> <p>Findings include:</p> <p>Based on records review with the Maintenance Director of Maintenance (DM) on 10/12/23 at 12:30 p.m., the generator annual fuel quality testing required by LSC and NFPA 110 was not completed in the last 12 months. The most recent fuel quality test was completed on 01/14/22. Based on interview at the time of record review, the DM stated that the fuel quality testing for the emergency generator was scheduled to happen during the next quarterly service.</p> <p>The finding was reviewed with the DM at the exit conference.</p> <p>3.1-19(b)</p> <p>NFPA 101 Gas Equipment - Cylinder and Container Storage Gas Equipment - Cylinder and Container</p>			K 0918	<p>Annual fuel quality testing of the generator will be completed as required by LSC and NFPA 110. No other generators exist in Facility. The Facility's property and equipment preventive maintenance program will be updated to ensure ongoing testing of the generator occurs annually. The Maintenance staff will be educated on emergency/stand-by power system requirements including specifically generator location, inspection/testing, fuel requirements as written in the Health Care Facilities Code, NFPA 110, and LSC. Preventive maintenance documentation related to Facility emergency/stand-by power systems will be reviewed during Facility's Quality Assurance meetings on an ongoing basis.</p>		11/07/2023

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	<p>Storage</p> <p>Greater than or equal to 3,000 cubic feet Storage locations are designed, constructed, and ventilated in accordance with 5.1.3.3.2 and 5.1.3.3.3.</p> <p>>300 but <3,000 cubic feet Storage locations are outdoors in an enclosure or within an enclosed interior space of non- or limited- combustible construction, with door (or gates outdoors) that can be secured. Oxidizing gases are not stored with flammables, and are separated from combustibles by 20 feet (5 feet if sprinklered) or enclosed in a cabinet of noncombustible construction having a minimum 1/2 hr. fire protection rating.</p> <p>Less than or equal to 300 cubic feet In a single smoke compartment, individual cylinders available for immediate use in patient care areas with an aggregate volume of less than or equal to 300 cubic feet are not required to be stored in an enclosure. Cylinders must be handled with precautions as specified in 11.6.2.</p> <p>A precautionary sign readable from 5 feet is on each door or gate of a cylinder storage room, where the sign includes the wording as a minimum "CAUTION: OXIDIZING GAS(ES) STORED WITHIN NO SMOKING."</p> <p>Storage is planned so cylinders are used in order of which they are received from the supplier. Empty cylinders are segregated from full cylinders. When facility employs cylinders with integral pressure gauge, a threshold pressure considered empty is established. Empty cylinders are marked to avoid confusion. Cylinders stored in the open are protected from weather.</p> <p>11.3.1, 11.3.2, 11.3.3, 11.3.4, 11.6.5 (NFPA 99)</p>						

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	<p>Based on observation and interview, the facility failed to ensure empty cylinders are segregated from full cylinders and are marked to avoid confusion. This deficient practice could affect up to 15 residents in one smoke compartment.</p> <p>Findings include: Based on observations with the Director of Maintenance (DM) on 10/12/23 at 02:05 p.m. in the oxygen storage room there was no means to separate full cylinders from empty cylinders with empty cylinders intermingled with full cylinders. Based on interview at the time of observation, the DM agreed that the empty cylinders were mixed with full cylinders.</p> <p>This finding was reviewed with the DM during the exit conference.</p> <p>3.1-19(b)</p>			K 0923	<p>The oxygen storage area will be corrected so that full and empty oxygen cylinders are clearly marked and empty cylinders are segregated from full cylinders. The Maintenance, Housekeeping and Nursing staff will be educated on proper oxygen/oxygen cylinder storage as written in NFPA 99. Audits of the oxygen storage area will be conducted three times a week for four weeks then weekly for six months to ensure ongoing compliance. Results of the audits will be reviewed during Facility's Quality Assurance meetings on an ongoing basis to assess the need for further intervention.</p>		11/07/2023