

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

PRINTED: 06/03/2025
FORM APPROVED
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 155280	(X2) MULTIPLE CONSTRUCTION A. BUILDING 02, 03 B. WING _____		(X3) DATE SURVEY COMPLETED R 05/27/2025
NAME OF PROVIDER OR SUPPLIER WATERS OF DILLSBORO-ROSS MANOR, THE			STREET ADDRESS, CITY, STATE, ZIP CODE 12803 LENOVER ST DILLSBORO, IN 47018		
(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>A Post Survey Revisit (PSR) to the Life Safety Code Recertification and State Licensure Survey conducted on 04/01/25 & 04/02/25 was conducted by the Indiana Department of Health in accordance with 42 CFR 483.90(a).</p> <p>Survey Date: 05/27/25</p> <p>Facility Number: 000178 Provider Number: 155280 AIM Number: 100273840</p> <p>At this PSR survey, The Waters of Dillsboro-Ross Manor was found in compliance with National Fire Protection Association (NFPA) 101A, Chapter 4, Fire Safety Evaluation System for Health Care Occupancies in regard to the PSR to the Life Safety Code Recertification and State Licensure Survey. Achieving a passing score on the FSES survey for Health Care Occupancies found in Chapter 4 of NFPA 101A, Guide on Alternative Approaches to Life Safety, 2013 Edition, shows the facility provides a level of Life Safety at least equivalent to that prescribed by NFPA 101, Life Safety Code (LSC). The facility was surveyed with Chapter 19, Existing Health Care Occupancies and 410 IAC 16.2.</p> <p>The Waters of Dillsboro-Ross Manor consisted of two separate buildings. The Waters of Dillsboro, Building 02, is a two story facility with a basement and was determined to be of Type V (000) construction and fully sprinklered. Ross Manor, Building 03, is a one story facility and was determined to be Type V (111) construction and fully sprinklered. Both facilities have a fire alarm system with smoke detection on all levels of the</p>	{K 000}			

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 000}	Continued From page 1 Waters of Dillsboro building and Ross Manor building including the corridors, spaces open to the corridors, and has battery operated smoke detectors in all resident sleeping rooms in the Waters of Dillsboro building and the Ross Manor building. The Waters of Dillsboro-Ross Manor has a capacity of 123 and had a census of 64 at the time of this visit. All areas where residents have customary access were sprinkled and all areas providing facility services were sprinklered.	{K 000}			
{K 000}	Quality Review completed on 05/29/25 INITIAL COMMENTS A Post Survey Revisit (PSR) to the Life Safety Code Recertification and State Licensure Survey conducted on 04/01/25 & 04/02/25 was conducted by the Indiana Department of Health in accordance with 42 CFR 483.90(a). Survey Date: 05/27/25 Facility Number: 000178 Provider Number: 155280 AIM Number: 100273840 At this PSR survey, The Waters of Dillsboro-Ross Manor was found in compliance with National Fire Protection Association (NFPA) 101A, Chapter 4, Fire Safety Evaluation System for Health Care Occupancies in regard to the PSR to the Life Safety Code Recertification and State Licensure Survey. Achieving a passing score on the FSES survey for Health Care Occupancies found in Chapter 4 of NFPA 101A, Guide on Alternative Approaches to Life Safety, 2013 Edition, shows	{K 000}			

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{K 000}	Continued From page 2 the facility provides a level of Life Safety at least equivalent to that prescribed by NFPA 101, Life Safety Code (LSC). The facility was surveyed with Chapter 19, Existing Health Care Occupancies and 410 IAC 16.2. The Waters of Dillsboro-Ross Manor consisted of two separate buildings. The Waters of Dillsboro, Building 02, is a two story facility with a basement and was determined to be of Type V (000) construction and fully sprinklered. Ross Manor, Building 03, is a one story facility and was determined to be Type V (111) construction and fully sprinklered. Both facilities have a fire alarm system with smoke detection on all levels of the Waters of Dillsboro building and Ross Manor building including the corridors, spaces open to the corridors, and has battery operated smoke detectors in all resident sleeping rooms in the Waters of Dillsboro building and the Ross Manor building. The Waters of Dillsboro-Ross Manor has a capacity of 123 and had a census of 64 at the time of this visit. All areas where residents have customary access were sprinklered and all areas providing facility services were sprinklered.	{K 000}			
{K 161} SS=F	Quality Review completed on 05/29/25 Building Construction Type and Height CFR(s): NFPA 101 Building Construction Type and Height 2012 EXISTING Building construction type and stories meets Table 19.1.6.1, unless otherwise permitted by 19.1.6.2 through 19.1.6.7 19.1.6.4, 19.1.6.5	{K 161}			

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{K 161}	<p>Continued From page 3</p> <p>Construction Type</p> <p>1 I (442), I (332), II (222) Any number of stories non-sprinklered and sprinklered</p> <p>2 II (111) One story non-sprinklered Maximum 3 stories sprinklered</p> <p>3 II (000) Not allowed non-sprinklered</p> <p>4 III (211) Maximum 2 stories sprinklered</p> <p>5 IV (2HH)</p> <p>6 V (111)</p> <p>7 III (200) Not allowed non-sprinklered</p> <p>8 V (000) Maximum 1 story sprinklered</p> <p>Sprinklered stories must be sprinklered throughout by an approved, supervised automatic system in accordance with section 9.7. (See 19.3.5)</p> <p>Give a brief description, in REMARKS, of the construction, the number of stories, including basements, floors on which patients are located, location of smoke or fire barriers and dates of approval. Complete sketch or attach small floor plan of the building as appropriate.</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>1. Based on observation and interview, the facility failed to ensure 1 of 2 floors was constructed with a 1 hour rated floor structure.</p> <p>The minimum building construction classification</p>	{K 161}	Correction obviated - Passed FSES		

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{K 161}	<p>Continued From page 4</p> <p>allowed for a two story building is Type V (111) requiring the floor/ceiling assembly between the floors to have a one hour fire resistive rating. This deficient practice affects all residents who reside in the Waters of Dillsboro building.</p> <p>Findings include:</p> <p>Based on observations with the Maintenance Director at 12:40 p.m. on 04/02/25, the basement was separated from the first floor with exposed wood floor joists in the east basement storage room, the southwest basement boiler room and the northwest basement maintenance workshop room which classifies the construction type of the building as Type V (000). Based on interview at 12:40 p.m. on 04/02/25, the Maintenance Director stated the first floor is constructed of one half inch plywood with vinyl flooring throughout the first floor with no fire rated material. The basement ceiling lacking one hour construction was confirmed by the Maintenance Director at the time of observations.</p> <p>These findings were reviewed with the Administrator and the Maintenance Director during the exit conference on 04/02/25.</p> <p>3.1-19(b)</p> <p>2. Based on record review, observation and interview; the facility failed to provide documentation of the fire resistance rating of the second floor ceiling smoke barrier construction to ensure the attic has the required number of smoke barrier walls extending to the underside of the roof. LSC Section 19.3.7.3 states any required smoke barrier shall be constructed in accordance with Section 8.5 and shall have a</p>	{K 161}			

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{K 161}	<p>Continued From page 5</p> <p>minimum 1/2-hour fire resistance rating, unless otherwise permitted by one of the following:</p> <p>(1) This requirement shall not apply where an atrium is used, and both of the following criteria also shall apply:</p> <p>(a) Smoke barriers shall be permitted to terminate at an atrium wall constructed in accordance with 8.6.7(1)(c).</p> <p>(b) Not less than two separate smoke compartments shall be provided on each floor.</p> <p>(2) *Smoke dampers shall not be required in duct penetrations of smoke barriers in fully ducted heating, ventilating, and air-conditioning systems where an approved, supervised automatic sprinkler system in accordance with 19.3.5.8 has been provided for smoke compartments adjacent to the smoke barrier.</p> <p>Section 8.5.2.1 states smoke barriers required by this Code shall be continuous from an outside wall to an outside wall, from a floor to a floor, or from a smoke barrier to a smoke barrier, or by use of a combination thereof. Section 8.5.2.2 states smoke barriers shall be continuous through all concealed spaces, such as those found above a ceiling, including interstitial spaces. Section 8.5.2.3 states smoke barriers required by this Code shall be continuous from an outside wall to an outside wall, from a floor to a floor, or from a smoke barrier to a smoke barrier, or by use of a combination thereof. Section 8.3.1.2* Fire barriers shall comply with one of the following:</p> <p>(1) The fire barriers are continuous from outside wall to outside wall or from one fire barrier to another, or a combination thereof, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.</p> <p>(2) The fire barriers are continuous from outside</p>	{K 161}			

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{K 161}	Continued From page 6 wall to outside wall or from one fire barrier to another, and from the floor to the bottom of the interstitial space, provided that the construction assembly forming the bottom of the interstitial space has a fire resistance rating not less than that of the fire barrier. This deficient practice could affect all residents. Findings include: Based on record review with the Maintenance Director at 10:00 a.m. on 04/01/25, facility blueprint documentation was not available for review. Documentation of the fire resistance rating of the second floor ceiling smoke barrier was also not available for review. Based on observations with the Maintenance Assistant at 12:40 p.m. on 04/02/25, the exact location of smoke barrier and fire barrier walls could not be determined. The attic was fully sprinklered and was not used for storage but contained no smoke or fire barrier walls extending to the underside of the roof deck above. These findings were reviewed with the Administrator and the Maintenance Director during the exit conference on 04/02/25.	{K 161}			
{K 225} SS=E	3.1-19(b) Stairways and Smokeproof Enclosures CFR(s): NFPA 101 Stairways and Smokeproof Enclosures Stairways and Smokeproof enclosures used as exits are in accordance with 7.2. 18.2.2.3, 18.2.2.4, 19.2.2.3, 19.2.2.4, 7.2	{K 225}			

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{K 225}	Continued From page 7 This REQUIREMENT is not met as evidenced by: Based on observation and interview, the facility failed to ensure 1 of 2 exterior stairs comply with the requirements of 7.2.2.3.3.1. Section 7.2.2.3.3.1 states: Stair treads and landings shall be solid, without perforations. Section 7.2.2.3.3.2 states: Stair treads and landings shall be free of projections or lips that could trip stair users. This deficient practice could affect over 20 residents, staff and visitors if needing to exit the facility. Findings include: Based on observations with the Maintenance Assistant at 11:27 a.m. on 04/02/25, the facility exit by the elevator by the exit door by Room 7 was marked as a facility exit with an exit sign. The exterior stairs for this facility exit was metal construction without solid risers and treads. The stairs consisted of one landing and eight stairs. Based on interview at 11:27 a.m. on 04/02/25, the Maintenance Assistant agreed the aforementioned stairs were without solid risers and treads. These findings were reviewed with the Administrator and the Maintenance Director during the exit conference on 04/02/25.	{K 225}	Correction obviated - Passed FSES		
{K 311} SS=E	3.1-19(b) Vertical Openings - Enclosure CFR(s): NFPA 101 Vertical Openings - Enclosure 2012 EXISTING	{K 311}			

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{K 311}	<p>Continued From page 8</p> <p>Stairways, elevator shafts, light and ventilation shafts, chutes, and other vertical openings between floors are enclosed with construction having a fire resistance rating of at least 1 hour. An atrium may be used in accordance with 8.6. 19.3.1.1 through 19.3.1.6</p> <p>If all vertical openings are properly enclosed with construction providing at least a 2-hour fire resistance rating, also check this box.</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>1. Based on observation and interview, the facility failed to maintain protection of 2 of 4 interior stairwells. LSC 19.3.1 requires vertical openings shall be enclosed or protected in accordance with Section 8.6. LSC 8.6.1 requires every floor that separates stories in a building shall be constructed as a smoke barrier. LSC 8.6.5 states see 7.1.3.2.1 for enclosures of exits. LSC 7.1.3.2.1 states the separation shall have a minimum 1-hr fire resistance rating where the exit connects three stories or less. Fire doors assemblies are in accordance with NFPA 80, Standard for Fire Doors and Other Opening Protectives. NFPA 80, Section 4.8.4.1 states the clearance under the bottom of a door shall be a maximum of 3/4th's inch. This deficient practice could affect over 20 residents, staff and visitors.</p> <p>Findings include:</p> <p>Based on observations with the Maintenance Director at 12:47 p.m. on 04/02/25, the stairwell door on the first floor by Room 7 and on the second floor by Room 37 were each not equipped with a fire resistance rating label. Based on interview at 12:47 p.m. on 04/02/25, the Maintenance Director agreed the stairwell doors</p>	{K 311}	Correction obviated - Passed FSES		

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{K 311}	<p>Continued From page 9</p> <p>were not equipped with fire resistance rating labels.</p> <p>These findings were reviewed with the Administrator and the Maintenance Director during the exit conference on 04/02/25.</p> <p>3.1-19(b)</p> <p>2. Based on observation and interview, the facility failed to ensure the protection of the soiled linen chutes and the two-story convenience stairs was in accordance of 19.3.1. LSC 19.3.1.1 states where enclosure is provided, the construction shall have not less than a 1-hour fire resistance rating. LSC 8.3.4.2 states the fire protection rating for opening protectives shall be in accordance with Table 8.3.4.2 except as otherwise permitted in 8.3.4.3 or 8.3.4.4. Table 8.3.4.2 requires fire door assemblies in vertical shafts, including stairways, to have a 1-hour fire resistance rating. LSC 8.3.4.3 states existing fire door assemblies having a minimum ¾-hour fire protection rating shall be permitted to continue to be used in vertical openings and exit enclosures in lieu of the minimum 1-hour fire protection rating required in Table 8.3.4.2. This deficient practice could affect over 20 residents, staff, and visitors.</p> <p>Findings include:</p> <p>Based on observations with the Maintenance Director at 12:10 p.m. on 04/02/25, the soiled linen chute in the electrical room by Room 39 on the second floor and on the first floor by Room 5 contains wood as part of the construction of the shaft. In addition, based on observations with the Maintenance Director at 12:47 p.m. on 04/02/25, the stairwell wall on the first story by Room 20</p>	{K 311}			

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{K 311}	<p>Continued From page 10</p> <p>and on the second floor by Room 26 only extends to the underside of the suspended acoustical tile ceiling system. Removing the tile in the ceiling system exposes the wood top plate and edge of the gypsum board wall assembly. The existing two-story convenience stair opening does not appear to be enclosed by a minimum one-hour fire-rated construction. Based on interview at 12:47 p.m. on 04/02/25, the Maintenance Director agreed the soiled linen chute and the two story convenience stairs did not appear to be complete with fire-rated assemblies.</p> <p>These findings were reviewed with the Administrator and the Maintenance Director during the exit conference on 04/02/25.</p> <p>3.1-19(b)</p>	{K 311}			