

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

PRINTED: 04/12/2022
FORM APPROVED
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 315340	(X2) MULTIPLE CONSTRUCTION A. BUILDING 02 B. WING _____		(X3) DATE SURVEY COMPLETED 10/04/2021
NAME OF PROVIDER OR SUPPLIER SEASHORE GARDENS LIVING CENTER			STREET ADDRESS, CITY, STATE, ZIP CODE 22 WEST JIMMIE LEEDS ROAD GALLOWAY TOWNSHIP, NJ 08205		
(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	
E 000	Initial Comments	E 000			
K 000	INITIAL COMMENTS This facility is in substantial compliance with Appendix Z-Emergency Preparedness for All Provider and Supplier Types Interpretive Guidance 483.73, Requirements for Long Term Care (LTC) Facilities. A Life Safety Code Survey was conducted by the New Jersey Department of Health, Health Facility Survey and Field Operations on 10/04/2021. Seashore Gardens was found to be in noncompliance with the requirements for participation in Medicare/Medicaid at 42 CFR 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. Seashore Gardens two (2) story Type II Protected building that was built in January 2002. The facility is divided into 8 smoke zones.	K 000			
K 291 SS=D	Emergency Lighting CFR(s): NFPA 101 Emergency Lighting Emergency lighting of at least 1-1/2-hour duration is provided automatically in accordance with 7.9.18.2.9.1, 19.2.9.1 This REQUIREMENT is not met as evidenced by: Based on observation on 10/04/2021 in the presence of facility management, it was determined that the facility failed provide a battery backup emergency light above the emergency generator's transfer switches, independent of the building's electrical system and emergency generator in accordance with NFPA 101:2012 - 7.9, 19.2.9.1. This deficient practice was	K 291	1. Emergency battery backup light purchased and installed for emergency transfer switch in boiler room. Maintenance staff instructed prior to entering to ensure presence of elimination in boiler room. 2. Staff and vendors may be affected by not having a battery backup emergency	11/30/21	

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

TITLE

(X6) DATE

Electronically Signed

10/22/2021

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 291	Continued From page 1 evidenced by the following: During the building tour with the facility Maintenance Manager (MM) at 12:01 PM, an inspection inside the Boiler room where the generators two (2) transfer switches were located was performed. The surveyor observed the boiler room was not equipped with emergency lighting independent of the building's electrical system and emergency generator. This finding was verified by the facility's MM at the time of inspection. The Assistant Administrator was notified of the finding at the Life Safety Code exit conference at 2:24 PM. NJAC 8:39-31.2(e) NFPA 101:2012 - 19.2.9.1, 7.9	K 291	light above the emergency transfer switch in boiler room. 3.Facility Services Director will add the battery backup light added to weekly maintenance log to ensure installed back up light functioning. Maintenance team instructed on addition to log of battery backup light in boiler room. 4.Facility Services Director will audit logs and report findings to the Safety Committee monthly for six months and Quality Assurance Performance Improvement Committee quarterly for six months.		
K 293 SS=D	Exit Signage CFR(s): NFPA 101 Exit Signage 2012 EXISTING Exit and directional signs are displayed in accordance with 7.10 with continuous illumination also served by the emergency lighting system. 19.2.10.1 (Indicate N/A in one-story existing occupancies with less than 30 occupants where the line of exit travel is obvious.) This REQUIREMENT is not met as evidenced by: Based on observation on 10/04/2021, in the presence of facility management, it was determined that the facility failed to ensure that illuminated exit signs were posted above the inside enclosed center courtyard doors (2), to clearly identify the exit access path.	K 293	1. New illuminated exit signs installed by electrical contractor on 11/30/21 in the two identified locations. 2.All residents, staff, and visitors using the courtyard may be affected by not having illuminated exit signs on Seaside dining room or hallway double doors.	11/30/21	

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K 293	Continued From page 2 This deficient practice was evidenced by the following: Reference: NFPA. Life Safety Code 2012 7.10.1.5.1 Exit Access. Access to exits shall be marked by approved, readily visible signs in all cases where the exit or way to reach the exit is not readily apparent to the occupants. NFPA Life Safety Code 2012 7.10.5.2.1 Continuous Illumination. Every sign required to be illuminated by 7.10.6.3, 7.10.7, and 7.10.8.1 shall be continuously illuminated as required under the provisions of section 7.8, unless otherwise provided in 7.10.5.2.2 During a facility tour, in the presence of the Maintenance Manager (MM), the surveyor observed the following: At 11:54 AM, an inspection of the inside enclosed center courtyard was performed. The surveyor observed that there were no illuminated exit signs above the enclosed center court yard doors (2) to clearly identify the exit access path out of the enclosed court yard. The Assistant Administrator was notified of the finding at the Life Safety Code exit conference at 2:24 PM.	K 293	Maintenance staff educated regarding the regulation of illuminated exit signage and that these signs are to be checked to ensure in place and illuminated during their daily rounds of building. 3.Facility Services Manager added the new illuminated exit signs to the building plans and maintenance log. The exit signs will be checked by Facility Services Manager and/or designee during daily routine rounds of building and will spot check to ensure signs are illuminated and in place. 4.Facility Services Director will report any issues with exit signage to the Administrator immediately and then will report any irregular findings to exit signs monthly to the Safety Committee.		
K 355 SS=D	NJAC 8:39 -31.1 (c) NFPA Life Safety Code 101 Portable Fire Extinguishers CFR(s): NFPA 101 Portable Fire Extinguishers Portable fire extinguishers are selected, installed,	K 355		11/30/21	

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K 355	<p>Continued From page 3</p> <p>inspected, and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. 18.3.5.12, 19.3.5.12, NFPA 10</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>Based on observations, interview and review of facility documentation on 10/04/2021, in the presence of facility management, it was determined the facility failed to perform and document on the tag attached to the fire extinguisher a monthly visual examination for 5 of 19 fire extinguishers, as required by code and National Fire Protection Association (NFPA) 10 and N.J.A.C. 5:70. requirements.</p> <p>This deficient practice was evidenced by the following:</p> <p>Reference: NFPA 10 Edition 2010 Standard for portable fire extinguishers reads, - 7.3 Maintenance. - 7.3.1.1 All Fire Extinguishers. - 7.3.1.1.1 Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 years at the time of hydrostatic test, or when specifically indicated by an inspection or electronic notification.</p> <p>According to NFPA 10- 4-3.4 At least monthly, the date the inspection was performed and the initials of the person performing the inspection shall be recorded at least monthly and that records shall be kept on a tag or label attached to the fire extinguisher.</p> <p>During the building tour starting at 9:07 AM, in the presence of the facility's Maintenance Manager (MM), the surveyor observed 19 fire extinguishers in various locations throughout the first and</p>	K 355	<p>1.Maintenance Manager removed three fire extinguishers in light bulb room and located to maintenance shop for storage. Maintenance Manager inspected and documented on five extinguishers with no evidence of inspection on tag.</p> <p>2.All residents, staff, and visitors may be affected by an extinguisher that does not show a documented inspection on the tag. Maintenance Manager completed rounds and inspected all fire extinguishers in building and ensured tags met documentation.</p> <p>3.All Fire Extinguishers will be on the monthly maintenance log and will be dated when inspected by maintenance staff. Maintenance staff reinforced to date tag when inspecting it.</p> <p>4.Maintenance Manager will audit monthly maintenance log to ensure inspections are being completed on all fire extinguishers and report to the administrator and the monthly Safety Committee for six months and to Quality Assurance Performance Improvement Committee quarterly for six months.</p>		

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K 355	<p>Continued From page 4</p> <p>second floors. The surveyor observed that the fire extinguishers were last annually inspected June 2021 which was documented on the tags attached to the fire extinguishers.</p> <p>The surveyor observed five (5) fire extinguishers that had no evidence of a monthly visual examinations being performed and documented on the tags attached to the fire extinguishers in the following locations,</p> <p>1) At 11:13 AM, on the first floor Memory Impaired unit next to Resident room #107, one (1) ABC type fire extinguisher had no evidence of a monthly examination for September 2021 being performed and documented on the tag attached to the extinguisher.</p> <p>2) At 11:24 AM, on the first floor Memory Impaired unit next to Resident room #110, one (1) ABC type fire extinguisher had no evidence of a monthly examination for August and September 2021 being performed and documented on the tag attached to the extinguisher.</p> <p>3) At 12:01 PM, inside the light bulb storage room, the surveyor observed 3 ABC type fire extinguishers on a shelf. At that time the surveyor asked the MM, if those were spare fire extinguishers. The MM said, yes, the company gave us 3 spare fire extinguishers.</p> <p>The Assistant Administrator was notified of the finding at the Life Safety Code exit conference at 2:24 PM.</p> <p>NJAC 8:39-31.1(c), 31.2(e) NFPA 10.</p>	K 355			
K 916 SS=D	Electrical Systems - Essential Electric Syste CFR(s): NFPA 101	K 916			12/23/21

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K 916	<p>Continued From page 5</p> <p>Electrical Systems - Essential Electric System Alarm Annunciator A remote annunciator that is storage battery powered is provided to operate outside of the generating room in a location readily observed by operating personnel. The annunciator is hard-wired to indicate alarm conditions of the emergency power source. A centralized computer system (e.g., building information system) is not to be substituted for the alarm annunciator. 6.4.1.1.17, 6.4.1.1.17.5 (NFPA 99) This REQUIREMENT is not met as evidenced by: Based on observations and interview on 10/4/2021, in the presence of facility management, it was determined that the facility failed to provide an accessible remote annunciator panel for the emergency electrical system to alert staff of the system's condition in accordance with National Fire Protection Association (NFPA) 99.</p> <p>This deficient practice was evidenced by the following:</p> <p>During the survey entrance at 8:47 AM, a request was made to the facility Maintenance Manager (MM), "Does the facility have an emergency generator and where is the location of the remote annunciator panel for the generator." The MM told the surveyor yes they have a generator and that the generator annunciator panel is located in the Maintenance shop/office.</p> <p>During a tour of the building with the facility MM at 11:59 AM an inspection inside of the maintenance shop/office was performed. The surveyor observed the door leading into the maintenance shop/office had a lockable door knob.</p>	K 916	<p>1. Annunciator panel for generator was installed 12/23/21 on wall of first floor nursing station where it can be readily observed by operating personnel. Staff notified of panel relocation and instructed to contact Maintenance Manager and security immediately if panel is in alarm mode.</p> <p>2. All residents, staff, and visitors may be affected by the facility generator being in alarm mode if annunciator panel not able to be readily observed.</p> <p>3. Maintenance Manager educated on the regulation regarding the generator annunciator panel and location in an readily observed area. Staff in-serviced regarding alarm panel for generator location and directed to contact Maintenance Manager and security immediately. All staff monitor for any sound that emits from annunciator and report to Maintenance Manager and Security on duty for immediately for resolution. Maintenance Manager added generator annunciator panel to maintenance log and/or designee will</p>		

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K 916	<p>Continued From page 6</p> <p>The generator annunciator panel located inside the maintenance shop/office could not be observed 24 hours a day by operating staff.</p> <p>The Assistant Administrator was notified of the finding at the Life Safety Code exit conference at 2:24 PM.</p> <p>NFPA 99 - 6.4.1.1.17 Alarm Annunciator. A remote annunciator that is 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 (see 700.12 of NFPA 70, National Electrical Code). The annunciator shall be hard-wired to indicate alarm conditions of the emergency or auxiliary power source as follows:</p> <p>(1) individual visual signals shall indicate the following:</p> <p>(a) When the emergency or auxiliary power source is operating to supply power to load.</p> <p>(b) When the battery charger is malfunctioning.</p> <p>(2) Individual visual signals plus a common audible signal to warn of an engine-generator alarm condition shall include the following:</p> <p>(a) Low lubricating oil pressure</p> <p>(b) Low water temperature (below that requirement in 6.4.1.1.11)</p> <p>(c) Excessive water temperature</p> <p>(d) Low fuel when the main fuel storage tank contains less than a 4-hour operating supply</p> <p>(e) Overcrank (failed to start)</p> <p>(f) Overspeed</p> <p>NJAC 8:39-31.2(e) NFPA 99, 110</p>	K 916	<p>check annunciator panel daily to ensure in operation and will log any alert and type and reports to administrator the issue and resolution immediately.</p> <p>4. Maintenance Manager to report Safety Committee monthly and to Quality Assurance Performance Committee quarterly for 6 months the data on status of generator and generator annunciator as well as any alerts and type of alert that occurred and any resolution.</p>		