

New Jersey Department of Health

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 19A004	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____ B. WING _____	(X3) DATE SURVEY COMPLETED 10/01/2020
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NAME OF PROVIDER OR SUPPLIER CHELSEA AT SPARTA, THE	STREET ADDRESS, CITY, STATE, ZIP CODE 513 LAFAYETTE ROAD SPARTA, NJ 07871
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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) COMPLETE DATE
A 000	<p>Initial Comments</p> <p>Initial Comments: TYPE OF SURVEY: Initial inspection of 60 residential units in a three story New Construction building, this inspection would be for 75 licensed Assisted Living beds.</p> <p>Census: 0</p> <p>The facility is not in substantial compliance with all of the standards in the New Jersey Administrative Code 8:36, Standards for Licensure of Assisted Living Residences, Comprehensive Personal Care Homes and Assisted Living Programs.</p>	A 000		
A1083	<p>8:36-16.1(b) Physical Plant</p> <p>(b) New buildings and alterations, renovations and additions to existing buildings for assisted living residences shall conform with the New Jersey Uniform Construction Code, N.J.A.C. 5:23-3, Use Group I-2 of the subcode.</p> <p>This REQUIREMENT is not met as evidenced by: Based on observations and interview with facility management on 9/30/2020 and 10/1/2020, it was determined that the facility failed to provide an emergency generator annunciator panel in a location that can be observed 24 hours a day by operating staff at a regular workstation and failed to maintain the one-hour fire rated construction for two (2) electrical rooms in accordance with</p>	A1083		

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

TITLE

(X6) DATE

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A1083	<p>Continued From page 1</p> <p>the New Jersey Uniform Construction Code, NJAC 5:23, for use group I-2 (health care) occupancy.</p> <p>The evidence includes the following,</p> <p>On 9/30/2020 (day one of survey) during the survey entrance at 9:50 a.m., the surveyor interviewed the facility's Administrator, Building Services Director (BSD) and Regional Building Services Director (RBSD) and asked, "Does the facility have an emergency generator?" and "Where is the location of the emergency generator's annunciator panel?" The BSD responded and said, "Yes, in the basement."</p> <p>On 10/1/2020 (day two of the survey) at 9:15 a.m., the surveyor requested the RBSD to go and observe the generator's annunciator panel in the basement. At this time, the RBSD told the surveyor that the generator annunciator panel was not in the basement and was in the Administrative office area instead. The surveyor then requested to go and visualize the annunciator panel.</p> <p>The surveyor and the RBSD toured the administrative offices. The surveyor observed the corridor glass window door leading into the administrative area and a solid door which then led into the business office which had lockable door-knob handles. The surveyor observed that the generator's annunciator panel was located inside this business office where staff would not be able to observe the annunciator panel from the corridor when the doors are in the locked function (Reference #1).</p> <p>At 10:32 a.m. on 10/1/20, the surveyor's inspection conducted in the basement level</p>	A1083		

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A1083	<p>Continued From page 2</p> <p>identified that the double one-hour fire rated doors leading into the "Main Electrical Room" had no means to positive latch into their frame. When tested and allowed to self-close three (3) times, the doors did not positive latch into their frame. At this time, the surveyor asked the RBSD if the double doors latched into their frame. The RBSD said, "No."</p> <p>At 10:34 a.m., the surveyor continued the inspection and observed that the double one-hour fire rated doors leading into the "EPS Electrical Room" had also no means to positive latch into its frame. When tested and allowed to self-close three (3) times, the doors did not positive latch into their frame.</p> <p>These two sets of double one-hour fire rated doors would need to positive latch into their frames to maintain the one-hour fire rated construction, as required by code and standard (Reference #2 and #3).</p> <p>Reference: 1) New Jersey Uniform Code, N.J.A.C. 5:23, Emergency Power Chapter 27, Electrical Section 2702 Emergency and Standby Power Systems, 2702.1 Installation. "Emergency and standby power systems shall be installed in accordance with ICC Electrical Code, NFPA 110 and NFPA 111 ...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 workstation."</p> <p>2) Uniform Construction Code fire-resistance-rated construction, section 715 Opening Protectives, 715.3 Fire Doors and Shutter Assemblies.</p>	A1083		

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A1083	<p>Continued From page 3</p> <p>"Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 715.3.1, 715.3.2 or 715.3.3 and the fire protection rating indicating in Table 715.3 ...Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and NFPA 80."</p> <p>3) NFPA 80 Standard for Fire Doors and Other opening Protectives 2010 Edition, 6.1.4.2 Self-Closing Doors 6.1.4.2.1 "Self-Closing doors shall swing easily and freely and shall be equipped with a closing device to cause the door to close and latch each time it is opened."</p>	A1083		