

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


PRINTED: 10/08/2019
FORM APPROVED
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 095015	(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - MAIN BUILDING 01 B. WING _____	(X3) DATE SURVEY COMPLETED 09/03/2019
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NAME OF PROVIDER OR SUPPLIER SERENITY REHABILITATION AND HEALTH CENTER LLC	STREET ADDRESS, CITY, STATE, ZIP CODE 1380 SOUTHERN AVE SE WASHINGTON, DC 20032
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K 000	<p>INITIAL COMMENTS</p> <p>A Life safety Code survey was conducted at your facility on August 27 and August 28, 2019. The following deficiencies are based on observations, interview and record review.</p> <p>Electrical Systems - Essential Electric System CFR(s): NFPA 101</p> <p>Electrical Systems - Essential Electric 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. 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</p>	K 000	<p>SERENITY REHABILITATION AND HEALTH CENTER DISCLAIMER.</p> <p>Facility submits this plan of correction under procedures established by the Department of Health In order to comply With the Department's directive to change Conditions which the Department alleges are deficient under state Regulations Relating to long term care. This should not be construed as either a waiver of the Facility's right to appeal and to challenge the accuracy or severity of the alleged Deficiencies or any Admission of any wrong doing.</p> <p>K918</p> <p>Corrective Action for the Residents Affected:</p> <p>The facility cannot retroactively correct this deficiency.</p> <p>Generator #1 and Generator #2 were exercised monthly under load at least for a minimum of 30 minutes each.</p> <p>The affected Residents suffered no negative outcome.</p> <p>Identification of others with the Potential to be Affected:</p> <p>1. All residents residing in the facility have the potential to be affected.</p> <p>2.The Director of Maintenance/Designee will conduct house wide record review of facility emergency generators monthly exercise log to identify potential emergency generator(s) that facility staff failed to</p>	11/22/19
SS=F		K 918		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE 	TITLE LNAA	(X6) DATE 11/11/19
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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 918	<p>Continued From page 1</p> <p>source is a design consideration for new installations. 6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70) This REQUIREMENT is not met as evidenced by:</p> <p>Based on record review and interview, it was determined that facility staff failed to exercise two (2) of two (2) emergency generators monthly, for a minimum of 30 minutes as required by section 8.4.2 of the National Fire Protection Association (NFPA) 110 which states:</p> <p>8.4.2* Diesel generator sets in service shall be exercised at least once monthly, for a minimum of 30 minutes, using one of the following methods:</p> <p>(1) Loading that contains the minimum exhaust gas temperatures as recommended by the manufacturer</p> <p>(2) Under operating temperature conditions and not at less than 30 percent of the Emergency power Systems (EPS) standby nameplate KW rating</p> <p>Findings included ...</p> <p>A review of the facility's generator logs show that Generator #1 and Generator #2 were exercised monthly under load for less than 30 minutes on multiple occasions.</p> <p>Generator #1 ran under load for less than 30 minutes on seven (7) of eight (8) occasions between January 2019 and August 2019.</p> <p>Generator #2 also ran under load for less than 30 minutes on seven (7) of eight (8) occasions</p>	K 918	<p>exercised monthly under load for less than 30 minutes as required by section 8.4.2 of the National Fire Protection Association (NFPA) 110</p> <p>Any issue found during this audit addressed.</p> <p>Measures to prevent recurrence:</p> <p>1. Staff Development will provide education to the facility maintenance staff to ensure that Generator #1 and Generator #2 were exercised monthly under load at least for a minimum of 30 minutes each.</p> <p>Monitoring Corrective Action:</p> <p>1. The Director of Maintenance/Designee will conduct house wide record review of facility emergency generators monthly exercise log to identify potential emergency generator(s) that facility staff failed to exercise monthly, under load for a minimum of 30 minutes as required by section 8.4.2 of the National Fire Protection Association (NFPA)110 weekly times 4 then, monthly times 3 months.</p> <p>2. Findings will be reported to the Quality Assurance Performance Improvement Committee monthly for the next 3 months.</p>	11/22/19	

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K 918	Continued From page 2 between January 2019 and August 2019. In addition, monthly load test Kilowatts (KW) values were not documented to confirm that two (2) of two (2) generators were exercised monthly at a minimum of 30% of the 250 KW nameplate rating. Employee #8 acknowledged the above findings during a face-to-face interview on September 3, 2019, at approximately 9:30 AM.	K 918		11/22/19