

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

PRINTED: 05/21/2025
FORM APPROVED
OMB NO. 0938-0391

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|--|---|---|---|----------------------|---|
| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 105610 | (X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____ | | (X3) DATE SURVEY COMPLETED 04/22/2025 |
| NAME OF PROVIDER OR SUPPLIER PALM GARDEN OF AVENTURA | | | STREET ADDRESS, CITY, STATE, ZIP CODE 21251 E DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33180 | | |
| (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 | <p>Initial Comments</p> <p>During an unannounced Fire & Life Safety recertification survey conducted on 04/22/2025 at Palm Garden of Aventura, a nursing home in North Miami Beach, Florida, Emergency Preparedness was reviewed.</p> <p>Palm Garden of Aventura is in compliance with Emergency Preparedness per Code of Federal Regulations (CFR) 42, Part 483.73, Requirement for Long-Term Care Facilities.</p> | E 000 | | | |

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

TITLE

(X6) DATE

Electronically Signed

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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 000 | INITIAL COMMENTS An unannounced Fire & Life Safety recertification survey was conducted 04/22/2025 at Palm Garden of Aventura, a nursing home in North Miami Beach, Florida. The Facility is not in compliance with 42 CFR 483.90 (a), and National Fire Protection Association (NFPA) 101 (2012 edition), NFPA 99 (2012) requirements for nursing homes. Initial Plan Review: 1988 Existing NFPA 220 Construction Type: II (222) Number of beds: 120 Census: 111 | K 000 | | |
| K 300 SS=D | Protection - Other CFR(s): NFPA 101 Protection - Other List in the REMARKS section any LSC Section 18.3 and 19.3 Protection requirements that are not addressed by the provided K-tags, but are deficient. This information, along with the applicable Life Safety Code or NFPA standard citation, should be included on Form CMS-2567. This REQUIREMENT is not met as evidenced by: Based on observations and staff interviews, the facility failed to maintain the ceiling tiles in accordance with NFPA 101. The findings included: | K 300 | | 5/21/25 |

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| K 300 | Continued From page 1 During the Life Safety tour of the facility at 12:36 pm on 04/22/2025 with the Maintenance Director, it was observed that in the Mechanical room near the kitchen 4 of 30 ceiling tiles were broken or missing. During the staff interview at 12:36 pm on 04/22/2025, the Maintenance Director acknowledged these findings. These findings were also discussed and acknowledged by the Administrator during the exit conference. | K 300 | | |
| K 353 SS=D | NFPA 101 (2012 Edition) 19.7.6, 4.6.12, 4.6.12.1 NFPA 1 (2012 Edition) 13.3.3.3 Sprinkler System - Maintenance and Testing CFR(s): NFPA 101 Sprinkler System - Maintenance and Testing Automatic sprinkler and standpipe systems are inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintaining of Water-based Fire Protection Systems. Records of system design, maintenance, inspection and testing are maintained in a secure location and readily available. a) Date sprinkler system last checked _____ b) Who provided system test _____ c) Water system supply source _____ Provide in REMARKS information on coverage for any non-required or partial automatic sprinkler system. 9.7.5, 9.7.7, 9.7.8, and NFPA 25 This REQUIREMENT is not met as evidenced | K 353 | | 5/21/25 |

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| K 353 | Continued From page 2 by: Based on observations and staff interview, the facility failed to maintain the sprinkler system in accordance with NFPA 101. The findings included: During the Life Safety tour of the facility at 1:30 pm on 04/22/2025 with the Maintenance Director, it was observed that the 1 of 1 Post Indicator Valve was missing a lock. During the Staff Interview at 1:30 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference. | K 353 | | |
| K 918 SS=D | NFPA 101 (2012 Edition) 19.3.5, 9.7, 9.7.5 NFPA 25 (2011 Edition) 13.1, 13.1.1, 13.3.2.2 Electrical Systems - Essential Electric Syste CFR(s): NFPA 101 Electrical Systems - Essential Electric System Maintenance and Testing 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 | K 918 | | 5/21/25 |

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| K 918 | <p>Continued From page 3</p> <p>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> <p>6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70)</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>Based on observations and staff interview, the facility failed to maintain essential electric system generator in accordance with NFPA 101.</p> <p>Findings included:</p> <p>During the Life Safety Survey tour of the facility at 4:24 pm on 04/22/2025 with the Maintenance Director, it was observed that there were no generator high mortality spare parts on premises.</p> <p>During the Staff Interview at 4:24 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference.</p> | K 918 | | |

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| K 918 | Continued From page 4 NFPA 99 (2012 Edition) 6.4.4.1.1.1, 6.4.4.1.1.3 NFPA 110 (2010 Edition) 8.2 through 8.2.4.1 | K 918 | | | |

Agency for Health Care Administration

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| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 111346 | (X2) MULTIPLE CONSTRUCTION A. BUILDING: 05 - MAIN LIC B. WING _____ | (X3) DATE SURVEY COMPLETED 04/22/2025 |
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| K 000 | <p>INITIAL COMMENTS</p> <p>A re-licensure survey was conducted on 04/22/2025 at Palm Garden of Aventura, a nursing home in North Miami Beach, Florida in accordance with National Fire Protection Association (NFPA) 1 and 101 (2021 edition) and applicable requirements of Florida State Fire Marshal's Rules and Regulations, Florida Administrative Code (F.A.C) 69A-3, F.A.C. 69A-53, F.A.C. 59A-4, and Florida Statutes (F.S.) 400 Part II, and F.S. 633.0215, adopting National Fire Protection Association (NFPA) 1 and 101 (2021 edition) known as the Florida Fire Prevention Code and all NFPA referenced standards and requirements adopted per NFPA 101, Chapter 2.</p> <p>The following is a description of the deficiencies found at the time of the visit.</p> | K 000 | | |
| K 300 SS=D | <p>NFPA 101 Protection - Other</p> <p>Protection - Other</p> <p>List in the REMARKS section any LSC Section 18.3 and 19.3 Protection requirements that are not addressed by the provided K-tags, but are deficient. This information, along with the applicable Life Safety Code or NFPA standard citation, should be included.</p> <p>This Statute or Rule is not met as evidenced by: Based on observations and staff interviews, the facility failed to maintain the ceiling tiles in accordance with NFPA 101.</p> <p>The findings included:</p> <p>During the Life Safety tour of the facility at 12:36 pm on 04/22/2025 with the Maintenance Director, it was observed that in the Mechanical room near</p> | K 300 | | 5/21/25 |

AHCA Form 3020-0001

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| K 353 | <p>Continued From page 2</p> <p>Based on observations and staff interview, the facility failed to maintain the sprinkler system in accordance with NFPA 101.</p> <p>The findings included:</p> <p>During the Life Safety tour of the facility at 1:30 pm on 04/22/2025 with the Maintenance Director, it was observed that the 1 of 1 Post Indicator Valve was missing a lock.</p> <p>During the Staff Interview at 1:30 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference.</p> <p>NFPA 101 (2021 Edition) 19.3.5, 9.7, 9.7.5 NFPA 25 (2020 Edition) 13.1, 13.1.1, 13.3.2.2</p> <p>Class III</p> | K 353 | | |
| K 918 SS=D | <p>NFPA 99 Electrical Systems - Essential Electric Syste</p> <p>Electrical Systems - Essential Electric System Maintenance and Testing 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> | K 918 | | 5/21/25 |

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| K 918 | <p>Continued From page 3</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 and readily identifiable. Minimizing the possibility of damage of the emergency power 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)</p> <p>This Statute or Rule is not met as evidenced by: Based on observations and staff interview, the facility failed to maintain essential electric system generator in accordance with NFPA 101.</p> <p>Findings included:</p> <p>During the Life Safety Survey tour of the facility at 4:24 pm on 04/22/2025 with the Maintenance Director, it was observed that there were no generator high mortality spare parts on premises.</p> <p>During the Staff Interview at 4:24 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference.</p> | K 918 | | |

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| K 300 | Continued From page 1 During the Life Safety tour of the facility at 12:36 pm on 04/22/2025 with the Maintenance Director, it was observed that in the Mechanical room near the kitchen 4 of 30 ceiling tiles were broken or missing. During the staff interview at 12:36 pm on 04/22/2025, the Maintenance Director acknowledged these findings. These findings were also discussed and acknowledged by the Administrator during the exit conference. NFPA 101 (2012 Edition) 19.7.6, 4.6.12, 4.6.12.1 NFPA 1 (2012 Edition) 13.3.3.3 | K 300 | conducted on 04/21/2025 by the Director of Plant Operations and no other areas were missing ceiling tiles. The Regional Director of Plant Operations educated the Plant Operations department of LSC Section 18.3 and 19.3 Protection requirements to ensure compliance with protection NFPA 101. Monthly audits of the mechanical room will be completed by Plant Operations Director or designee to determine if there are any missing tiles. Findings will be taken to QAPI. | |
| K 353 SS=D | Sprinkler System - Maintenance and Testing CFR(s): NFPA 101 Sprinkler System - Maintenance and Testing Automatic sprinkler and standpipe systems are inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintaining of Water-based Fire Protection Systems. Records of system design, maintenance, inspection and testing are maintained in a secure location and readily available. a) Date sprinkler system last checked _____ b) Who provided system test _____ c) Water system supply source _____ Provide in REMARKS information on coverage for any non-required or partial automatic sprinkler system. 9.7.5, 9.7.7, 9.7.8, and NFPA 25 | K 353 | | 5/21/25 |

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

PRINTED: 05/21/2025
FORM APPROVED
OMB NO. 0938-0391

| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 105610 | (X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - MAIN FED B. WING _____ | (X3) DATE SURVEY COMPLETED 04/22/2025 |
|--|---|---|--|---|
| NAME OF PROVIDER OR SUPPLIER PALM GARDEN OF AVENTURA | | | STREET ADDRESS, CITY, STATE, ZIP CODE 21251 E DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33180 | |
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| K 353 | <p>Continued From page 2</p> <p>This REQUIREMENT is not met as evidenced by: Based on observations and staff interview, the facility failed to maintain the sprinkler system in accordance with NFPA 101.</p> <p>The findings included:</p> <p>During the Life Safety tour of the facility at 1:30 pm on 04/22/2025 with the Maintenance Director, it was observed that the 1 of 1 Post Indicator Valve was missing a lock.</p> <p>During the Staff Interview at 1:30 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference.</p> <p>NFPA 101 (2012 Edition) 19.3.5, 9.7, 9.7.5 NFPA 25 (2011 Edition) 13.1, 13.1.1, 13.3.2.2</p> | K 353 | <p>The missing lock on the post indicator valve was replaced on 04/23/2025 by the Director of Plant Operations in accordance with NFPA 25</p> <p>An audit of the post indicator valve was conducted on 04/22/2025 by the Director of Plant Operations and no other locks were missing.</p> <p>The Plant Operations Department was educated on maintenance and Testing K353 CFR(s): NFPA 101 Sprinkler System requirements by the Regional Director of Plant Operations.</p> <p>Monthly audits of the post indicator valve will be completed by the Plant Operations Director or designee to determine if there are any missing locks.</p> <p>Findings will be taken to QAPI.</p> | |
| K 918 SS=D | <p>Electrical Systems - Essential Electric Syste 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.</p> | K 918 | | 5/21/25 |

DEPARTMENT OF HEALTH AND HUMAN SERVICES
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| NAME OF PROVIDER OR SUPPLIER PALM GARDEN OF AVENTURA | | | STREET ADDRESS, CITY, STATE, ZIP CODE 21251 E DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33180 | |
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| K 918 | <p>Continued From page 3</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> <p>6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70)</p> <p>This REQUIREMENT is not met as evidenced by:</p> <p>Based on observations and staff interview, the facility failed to maintain essential electric system generator in accordance with NFPA 101.</p> <p>Findings included:</p> <p>During the Life Safety Survey tour of the facility at 4:24 pm on 04/22/2025 with the Maintenance Director, it was observed that there were no generator high mortality spare parts on premises.</p> <p>During the Staff Interview at 4:24 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also</p> | K 918 | <p>Spare parts were purchased by the Plant Operations Director on 05/15/2025 and is currently located on site.</p> <p>No residents were affected by this deficient practice.</p> <p>The Plant Operations Team was educated by the Regional Director of Plant Operations on 05/15/2025 on Maintenance and testing of stored energy power sources (Type 3 EES) are in accordance with NFPA 111</p> | |

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| K 918 | Continued From page 4 discussed and acknowledged by the Administrator during the exit conference. NFPA 99 (2012 Edition) 6.4.4.1.1.1, 6.4.4.1.1.3 NFPA 110 (2010 Edition) 8.2 through 8.2.4.1 | K 918 | Quarterly audits will be conducted by Plant Operations Director or designee to ensure there is adequate supplies of mortality spare parts per NFPA 111. Results will be taken to QAPI. | | |

Agency for Health Care Administration

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| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 111346 | (X2) MULTIPLE CONSTRUCTION A. BUILDING: 05 - MAIN LIC B. WING _____ | (X3) DATE SURVEY COMPLETED 04/22/2025 |
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| NAME OF PROVIDER OR SUPPLIER PALM GARDEN OF AVENTURA | STREET ADDRESS, CITY, STATE, ZIP CODE 21251 E DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33180 |
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| K 000 | <p>INITIAL COMMENTS</p> <p>A re-licensure survey was conducted on 04/22/2025 at Palm Garden of Aventura, a nursing home in North Miami Beach, Florida in accordance with National Fire Protection Association (NFPA) 1 and 101 (2021 edition) and applicable requirements of Florida State Fire Marshal's Rules and Regulations, Florida Administrative Code (F.A.C) 69A-3, F.A.C. 69A-53, F.A.C. 59A-4, and Florida Statutes (F.S.) 400 Part II, and F.S. 633.0215, adopting National Fire Protection Association (NFPA) 1 and 101 (2021 edition) known as the Florida Fire Prevention Code and all NFPA referenced standards and requirements adopted per NFPA 101, Chapter 2.</p> <p>The following is a description of the deficiencies found at the time of the visit.</p> | K 000 | | |
| K 300 SS=D | <p>NFPA 101 Protection - Other</p> <p>Protection - Other</p> <p>List in the REMARKS section any LSC Section 18.3 and 19.3 Protection requirements that are not addressed by the provided K-tags, but are deficient. This information, along with the applicable Life Safety Code or NFPA standard citation, should be included.</p> <p>This Statute or Rule is not met as evidenced by: Based on observations and staff interviews, the facility failed to maintain the ceiling tiles in accordance with NFPA 101.</p> <p>The findings included:</p> <p>During the Life Safety tour of the facility at 12:36 pm on 04/22/2025 with the Maintenance Director, it was observed that in the Mechanical room near</p> | K 300 | <p>The 4 missing ceiling tiles were replaced by the Director of Plant Operations on 04/22/2025.</p> <p>An audit of the mechanical room was conducted on 04/21/2025 by the Director of Plant Operations and no other areas were missing ceiling tiles.</p> | 5/21/25 |

AHCA Form 3020-0001
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE
Electronically Signed

TITLE

(X8) DATE

05/16/25

Agency for Health Care Administration

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| K 300 | Continued From page 1 the kitchen 4 of 30 ceiling tiles were broken or missing. During the staff interview at 12:36 pm on 04/22/2025, the Maintenance Director acknowledged these findings. These findings were also discussed and acknowledged by the Administrator during the exit conference. NFPA 101 (2021 Edition) 19.7.6, 4.6.12, 4.6.12.1 NFPA 1 (2021 Edition) 13.3.3.3 Class III | K 300 | The Regional Director of Plant Operations educated the Plant Operations department of LSC Section 18.3 and 19.3 Protection requirements to ensure compliance with protection NFPA 101. Monthly audits of the mechanical room will be completed by Plant Operations Director or designee to determine if there are any missing tiles. Findings will be taken to QAPI. | |
| K 353 SS=D | NFPA 101 Sprinkler System - Maintenance and Testing Sprinkler System - Maintenance and Testing Automatic sprinkler and standpipe systems are inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintaining of Water-based Fire Protection Systems. Records of system design, maintenance, inspection and testing are maintained in a secure location and readily available. a) Date sprinkler system last checked _____ b) Who provided system test _____ c) Water system supply source _____ Provide in REMARKS information on coverage for any non-required or partial automatic sprinkler system. 9.7.5, 9.7.7, 9.7.8, and NFPA 25 This Statute or Rule is not met as evidenced by: | K 353 | | 5/21/25 |

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| K 353 | Continued From page 2 Based on observations and staff interview , the facility failed to maintain the sprinkler system in accordance with NFPA 101. The findings included: During the Life Safety tour of the facility at 1:30 pm on 04/22/2025 with the Maintenance Director, it was observed that the 1 of 1 Post Indicator Valve was missing a lock. During the Staff Interview at 1:30 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference. NFPA 101 (2021 Edition) 19.3.5, 9.7, 9.7.5 NFPA 25 (2020 Edition) 13.1, 13.1.1, 13.3.2.2 Class III | K 353 | The missing lock on the post indicator valve was replaced on 04/23/2025 by the Director of Plant Operations in accordance with NFPA 25 An audit of the post indicator valve was conducted on 04/22/2025 by the Director of Plant Operations and no other locks were missing. The Plant Operations Department was educated on maintenance and Testing K353 CFR(s): NFPA 101 Sprinkler System requirements by the Regional Director of Plant Operations. Monthly audits of the post indicator valve will be completed by the Plant Operations Director or designee to determine if there are any missing locks. Findings will be taken to QAPI. | |
| K 918 SS=D | NFPA 99 Electrical Systems - Essential Electric Syste Electrical Systems - Essential Electric System Maintenance and Testing 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. | K 918 | | 5/21/25 |

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| K 918 | <p>Continued From page 3</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 and readily identifiable. Minimizing the possibility of damage of the emergency power 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)</p> <p>This Statute or Rule is not met as evidenced by: Based on observations and staff interview, the facility failed to maintain essential electric system generator in accordance with NFPA 101.</p> <p>Findings included:</p> <p>During the Life Safety Survey tour of the facility at 4:24 pm on 04/22/2025 with the Maintenance Director, it was observed that there were no generator high mortality spare parts on premises.</p> <p>During the Staff Interview at 4:24 pm on 04/22/2025, the Maintenance Director acknowledged this finding. This finding was also discussed and acknowledged by the Administrator during the exit conference.</p> | K 918 | <p>Spare parts were purchased by the Plant Operations Director on 05/15/2025 and is currently located on site.</p> <p>No residents were affected by this deficient practice.</p> <p>The Plant Operations Team was educated by the Regional Director of Plant Operations on 05/15/2025 on Maintenance and testing of stored energy power sources (Type 3 EES) are in accordance with NFPA 111</p> <p>Quarterly audits will be conducted by Plant Operations Director or designee to ensure</p> | |

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| K 918 | Continued From page 4 NFPA 101 (2021 Edition) 19.7.6, 4.6.12, 4.6.12.1 NFPA 110 (2019 Edition) 8.2 through 8.2.4.1 Class III | K 918 | there is adequate supplies of mortality spare parts per NFPA 111. Results will be taken to QAPI. | |
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