

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTIONS		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 1100096	(X2) MULTIPLE CONSTRUCTION A. BUILDING 05 - MAIN LIC B. WING	(X3) DATE SURVEY COMPLETED 07/22/2025
NAME OF PROVIDER OR SUPPLIER MANOR			STREET ADDRESS, CITY, STATE, ZIP CODE 321 13TH AVE N , SAINT PETERSBURG, Florida, 33701	
(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
K0000	<p>INITIAL COMMENTS</p> <p>A monitoring visit for Emergency Environmental Control was conducted at Manor, a nursing home in St. Petersburg, Florida in accordance with Florida Administrative Code 59A-4.1265.</p> <p>Although the facility does have a generator and has the ability to transfer power, verification of what Heating, _____, and Air-Conditioning (HVAC) equipment is connected to the generator, or the effectiveness of cool zones was not verified. The conclusions are based on statements made by the facility staff and documentation provided by the facility.</p> <p>Generator information: 100 kW Diesel Manual transfer switch</p> <p>There were concerns found at the time of the survey.</p>	K0000		/2025
K0918 Bldg. 05	<p>Electrical Systems - Essential Electric Syste</p> <p>CFR(s): NFPA 99</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> <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 four continuous hours. Scheduled test under load conditions includes a complete simulated 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</p>	K0918	<p>Fuel sample was collected on _____ by vendor for testing.</p> <p>No residents were affected by deficient practice.</p> <p>Education will be completed with the NHA/designee by regional plant operations on fuel inspection requirements.</p> <p>Audits will be completed by the NHA/designee will audit the electronic work order system for equipment inspection compliance weekly for four weeks then monthly for two months. Results of the audit will be reported to the QAA&C Committee for comments and recommendations monthly for three months.</p>	/2025

Office of Primary Care and Health Systems Management

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X8) DATE
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K0918 Bldg. 05	<p>Continued from page 1 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.</p> <p>6.9.1, 6.9.2, 6.9.3, 6.9.4, 6.10.18, 6.11 through 6.11.4.4 (NFPA 99), NFPA 110, NFPA 111, NFPA 70</p> <p>This LICENSURE REQUIREMENT is NOT MET as evidenced by:</p> <p>Based on record review and interviews, the facility failed to maintain the diesel fuel quality for the generator in accordance with NFPA 101 (2021 Edition). Proper maintenance and inspection of the generator's fuel system is required to ensure proper functioning in an emergency situation</p> <p>On _____ between 9:00 am and 10:30 AM, during record review of the Essential Electrical System (EES) with the Director of Maintenance (DOM). It was revealed that the facility could not provide evidence of a current annual diesel fuel quality test. An interview was conducted with the DOM concurrent with the observations and acknowledged the findings.</p> <p>per NFPA 101 (2021 Edition) Chapter 19.1.1.1.3, 4.6.12.1</p> <p>per NFPA 99 (2021 Edition) Chapter 6.4.4.1.1.3</p> <p>per NFPA 110 (2019 Edition) Chapter 8.3.8</p> <p>Class III</p>	K0918		

Florida State Department of Health

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ZZ830 Bldg. 06	<p>Emergency Management Planning</p> <p>CFR(s): 408.821 FS</p> <p>408.821 Emergency management planning; emergency operations; inactive license.-</p> <p>(1) A licensee required by authorizing statutes and agency rule to have a comprehensive emergency management plan must designate a safety liaison to serve as the primary contact for emergency operations. Such licensee shall submit its comprehensive emergency management plan to the local emergency management agency, county health department, or Department of Health as follows:</p> <p>(a) Submit the plan within 30 days after initial licensure and change of ownership, and notify the agency within 30 days after submission of the plan.</p> <p>(b) Submit the plan annually and within 30 days after any significant modification, as defined by agency rule, to a previously approved plan.</p> <p>(c) Submit necessary plan revisions within 30 days after notification that plan revisions are required.</p> <p>(d) Notify the agency within 30 days after approval of its plan by the local emergency management agency, county health department, or Department of Health.</p> <p>(2) An entity subject to this part may temporarily exceed its licensed capacity to act as a receiving provider in accordance with an approved comprehensive emergency management plan for up to 15 days. While in an overcapacity status, each provider must furnish or arrange for appropriate care and services to all clients. In addition, the agency may approve requests for overcapacity in excess of 15 days, which approvals may be based upon satisfactory justification and need as provided by the receiving and sending providers.</p> <p>(3)(a) An inactive license may be issued to a licensee subject to this section when the provider is located in a geographic area in which a state of emergency was declared by the Governor if the provider:</p>	ZZ830	<p>CEMP was submitted to the county agency for review.</p> <p>No residents were affected by deficient practice.</p> <p>Education was completed with the NHA/designee by the regional director of plant operations regarding annual requirement for CEMP approval.</p> <p>Audits will be completed by the NHA/designee on the CEMP approval compliance weekly for four weeks then monthly for two months. Results of the audit will be reported to the QAA&C Committee for comments and recommendations monthly for three months.</p>	/2025

Office of Primary Care and Health Systems Management

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ZZ830 Bldg. 06	<p>Continued from page 1</p> <ol style="list-style-type: none"> 1. Suffered damage to its operation during the state of emergency. 2. Is currently licensed. 3. Does not have a provisional license. 4. Will be temporarily unable to provide services but is reasonably expected to resume services within 12 months. <p>(b) An inactive license may be issued for a period not to exceed 12 months but may be renewed by the agency for up to 12 additional months upon demonstration to the agency of progress toward reopening. A request by a licensee for an inactive license or to extend the previously approved inactive period must be submitted in writing to the agency, accompanied by written justification for the inactive license, which states the beginning and ending dates of inactivity and includes a plan for the transfer of any clients to other providers and appropriate licensure fees. Upon agency approval, the licensee shall notify clients of any necessary discharge or transfer as required by authorizing statutes or applicable rules. The beginning of the inactive licensure period shall be the date the provider ceases operations. The end of the inactive period shall become the license expiration date, and all licensure fees must be current, must be paid in full, and may be prorated. Reactivation of an inactive license requires the prior approval by the agency of a renewal application, including payment of licensure fees and agency inspections indicating compliance with all requirements of this part and applicable rules and statutes.</p> <p>(4) . . . Licensees providing residential or inpatient services must utilize an online database approved by the agency to report information to the agency regarding the provider's emergency status, planning, or operations.</p> <p>This LICENSURE REQUIREMENT is NOT MET as evidenced by:</p> <p>Based on record review and interview, the facility failed to submit their comprehensive emergency management plan (CEMP) on an annual basis, in accordance with the Florida Administrative Code.</p> <p>On _____ between 9:15 AM and 10:15 AM during record review with the Director of Maintenance (DOM), the facility failed to provide evidence of the submission of their CEMP to the county for annual</p>	ZZ830		

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ZZ830 Bldg. 06	Continued from page 2 review and approval, as their CEMP expired on . In an interview with the DOM concurrent with the record review, it was stated that the facility has an interim Administrator, and he has only been at the facility for a few months. FAC 408.621(1)(b)	ZZ830		

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N0132 Bldg. 07	<p>Continued from page 1 optional standby system as defined by NFPA 70 National Electrical Code supplying normal power to the nursing home maintained onsite at all times when the building is occupied. If an optional standby system is used, it must be connected and maintained in accordance with the manufacturer's recommendations. The alternate power source and fuel supply shall be located in an area(s) in accordance with local zoning and the Florida Building Code.</p> <p>3. Each nursing home is unique in size; the types of care provided; the physical and mental capabilities and needs of residents; the type, frequency, and amount of services and care offered; and staffing characteristics. Accordingly, this rule does not limit the types of systems or equipment that may be used to maintain the safe indoor air temperature required by this rule for a minimum of ninety-six (96) hours in the event of the loss of primary electrical power. The plan shall include information regarding the systems and equipment that will be used by the nursing home required to operate the systems and equipment.</p> <p>a. A nursing home in an evacuation zone pursuant to Chapter 252, F.S., must maintain an alternative power source and fuel as required by this subsection at all times when the facility is occupied but is permitted to utilize a mobile generator(s) to enable portability if evacuation is necessary.</p> <p>b. Facilities located on a single campus with other facilities licensed by the Agency under common ownership, may share fuel, alternative power resources, and resident space available on the campus if such resources are sufficient to support the requirements of each facility's residents, as specified in this rule. Details regarding how resources will be shared and any necessary movement of residents must be clearly described in the emergency power plan.</p> <p>c. A multistory facility, whose comprehensive emergency management plan is to move residents to a higher floor during a flood or surge event, must place its alternative power source and all necessary additional equipment so it can safely operate in a location protected from flooding or storm surge damage.</p> <p>(b) The acquisition of sufficient fuel, and safe maintenance of that fuel onsite at the facility, to ensure that in the event of the loss of primary electrical power there is sufficient fuel available for the alternate power source required in paragraph (1)(a), to power life safety systems, critical systems, and equipment necessary to maintain safe indoor air</p>	N0132		

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N0132 Bldg. 07	<p>Continued from page 2</p> <p>temperatures as described in this rule for ninety-six (96) hours after the loss of electrical power during a declared state of emergency. The plan shall include information regarding fuel source and fuel storage.</p> <p>1. A nursing home located in an area in a declared state of emergency area pursuant to Section 252.36, F.S., that may impact primary power delivery must secure ninety-six (96) hours of fuel. The nursing home may utilize portable fuel storage containers for the remaining fuel necessary for ninety-six (96) hours during the period of a declared state of emergency.</p> <p>2. A nursing home must store a minimum of seventy-two (72) hours of fuel onsite.</p> <p>3. Piped natural gas is an allowable fuel source and meets the onsite fuel requirement under this rule.</p> <p>4. If local ordinances or other regulations that limit the amount of onsite fuel storage for the nursing home's location and the nursing home does not have access to piped natural gas, then the nursing home must develop a plan that includes maximum onsite fuel storage allowable by the ordinance or regulation and a reliable method to obtain the maximum additional fuel at least 24 hours prior to depletion of onsite fuel.</p> <p>(c) The acquisition of services necessary to install, maintain, and test the equipment and its functions to ensure the safe and sufficient operation of the alternate power source installed in the nursing home.</p> <p>(2) SUBMISSION OF THE PLAN.</p> <p>(a) Each nursing home licensed prior to the effective date of this rule shall submit its plan to the local emergency management agency for review and approval within thirty (30) days of the effective date of the rule. Nursing Home plans previously received and approved under Emergency Rule 59AER17-1, F.A.C., will require resubmission only if changes are made.</p> <p>(b) Each new nursing home shall submit the plan required under this rule prior to obtaining a license.</p> <p>(c) Each existing nursing home that undergoes additions, modifications, alterations, refurbishment, reconstruction or renovations that require modification of the systems or equipment affecting the nursing home's compliance with this rule shall amend its plan and submit it to the local emergency management agency for review and approval.</p>	N0132		

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N0132 Bldg. 07	<p>Continued from page 3</p> <p>(3) PLAN REVIEW. Architectural and engineering plans are subject to review by the Agency's Office of Plans and Construction. The local emergency management agency shall review the emergency power plan for compliance with the subsection and may rely on the technical review of the Office of Plans and Construction. Once the review is complete, the local emergency management agency shall:</p> <p>(a) Report deficiencies in the plan to the nursing home for resolution. The nursing home must resubmit the plan within ten (10) business days.</p> <p>(b) Report approval or denial of the plan to the Agency and the nursing home.</p> <p>(4) APPROVED PLANS.</p> <p>(a) Each nursing home must maintain a copy of its plan in a manner that makes the plan readily available at the licensee's physical address for review by the authority having jurisdiction. If the plan is maintained in an electronic format, nursing home staff must be readily available to access and produce the plan. For purposes of this section, "readily available" means the ability to immediately produce the plan, either in electronic or paper format, upon request.</p> <p>(b) Within two (2) business days of the approval of the plan from the local emergency management agency, the nursing home shall submit in writing proof of the approval to the Agency for Health Care Administration.</p> <p>(c) The nursing home shall submit a consumer friendly summary of the emergency power plan to the Agency. The Agency shall post the summary and notice of the approval and implementation of the nursing home emergency power plans on its website within ten (10) business days of the plan's approval by the local emergency management agency and update within ten (10) business days of implementation.</p> <p>(5) IMPLEMENTATION OF THE PLAN.</p> <p>(a) Each nursing home licensed prior to the effective date of this rule shall, no later than [redacted] have implemented the plan required under this rule.</p> <p>(b) The Agency shall grant an extension up to [redacted] to providers in compliance with paragraph (c), below, and who can show delays caused by necessary construction, delivery of ordered equipment, zoning or other regulatory approval processes. Nursing homes granted an extension must keep the Agency apprised of</p>	N0132		

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N0132 Bldg. 07	<p>Continued from page 4 progress on a monthly basis to ensure there are no unnecessary delays.</p> <p>(c) During the extension period, a nursing home must make arrangements pending full implementation of its plan that the residents are housed in an area that meets the safe indoor air temperature requirements of paragraph (1)(a), for a minimum of ninety-six (96) hours.</p> <p>1. A nursing home not located in an evacuation zone must either have an alternative power source onsite or have a contract in place for delivery of an alternative power source and fuel when requested. Within twenty-four (24) hours of the issuance of a state of emergency for an event that may impact primary power delivery for the area of the nursing home, it must have the alternative power source and no less than ninety-six (96) hours of fuel stored onsite.</p> <p>2. A nursing home located in an evacuation zone pursuant to Chapter 252, F.S., must either:</p> <p>a. Fully and safely evacuate its residents prior to the arrival of the event, or</p> <p>b. Have an alternative power source and no less than ninety-six (96) hours of fuel stored onsite, within twenty-four (24) hours of the issuance of a state of emergency for the area of the nursing home,</p> <p>(d) Each new nursing home shall implement the plan prior to obtaining a license.</p> <p>(e) Each nursing home that undergoes any additions, modifications, alterations, refurbishment, reconstruction or renovations that require modification of the systems or equipment affecting the nursing home's compliance with this rule shall implement its amended plan subsequent with the completion of construction.</p> <p>(f) The Agency may request cooperation from the State Fire Marshal to conduct inspections to ensure implementation of the plan in compliance with this rule.</p> <p>(6) POLICIES AND PROCEDURES.</p> <p>(a) Each nursing home shall develop and implement written policies and procedures to ensure that each nursing home can effectively and immediately activate, operate and maintain the alternate power source and any fuel required for the operation of the alternate power</p>	N0132		

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N0132 Bldg. 07	<p>Continued from page 5 source. The procedures shall be resident-focused to ensure that residents do not experience complications from heat exposure, and shall include a contingency plan to transport residents to a safe facility if the current nursing home's plan to keep the residents in a safe and comfortable location within the nursing home at or below the indoor air temperature required by this rule becomes compromised.</p> <p>(b) Each nursing home shall maintain its written policies and procedures in a manner that makes them readily available at the licensee's physical address for review by the authority having jurisdiction. If the policies and procedures are maintained in an electronic format, nursing home staff must be readily available to access the policies and procedures and produce the requested information.</p> <p>(c) The written policies and procedures must be readily available for inspection by each resident; each resident's legal representative, designee, surrogate, guardian, attorney in fact, or case manager; each resident's estate; and all parties authorized in writing or by law.</p> <p>(7) REVOCATION OF LICENSE, FINES OR SANCTIONS. For a violation of any part of this rule, the Agency may seek any remedy authorized by Chapter 400, Part II, or Chapter 408, Part II, F.S., including but not limited to, license revocation, license suspension, and the imposition of administrative fines.</p> <p>(8) COMPREHENSIVE EMERGENCY MANAGEMENT PLAN.</p> <p>(a) Nursing homes whose comprehensive emergency management plan is to evacuate must comply with this rule.</p> <p>(b) Once the plan has been approved, the nursing home shall submit the plan as an addendum with any future submissions for approval of its Comprehensive Emergency Management Plan.</p> <p>(9) NOTIFICATION.</p> <p>(a) Within three (3) business days, each nursing home must notify in writing, unless permission for electronic communication has been granted, each resident and the resident's legal representative:</p> <ol style="list-style-type: none"> 1. Upon submission of the plan to the local emergency management agency that the plan has been submitted for review and approval; 	N0132		

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N0132 Bldg. 07	<p>Continued from page 6</p> <p>2. Upon final implementation of the plan by the nursing home following review by the State Fire Marshal or the Agency's Office of Plans and Construction.</p> <p>(b) The nursing home shall keep a copy of each written or electronic notification sent by the nursing home to the resident and resident's representative on file.</p> <p>This LICENSURE REQUIREMENT is NOT MET as evidenced by:</p> <p>Based on record review and interview, the facility failed to provide a detailed plan to address emergency power, in the event of the loss of primary electrical power in the facility, in accordance with the Florida Administrative Code (FAC).</p> <p>On between 9:15 AM and 10:15 AM during record review with the Director of Maintenance (DOM), the facility failed to provide evidence that an on-site and trained individual was available during all shifts, to manually transfer power from the public utility during a power outage, to the generator via the generator's manual transfer switch. In an interview with the DOM concurrent with the record review, he said he has also only been responsible for the facility a few months and was not aware that staff were not trained for the task.</p> <p>FAC 59A-4.1265 (6) (a)</p>	N0132		