

Division of Health Improvement

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>5533</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: <b>01</b>  B. WING _____	(X3) DATE SURVEY COMPLETED  <b>R</b> <b>11/15/2016</b>
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NAME OF PROVIDER OR SUPPLIER  <b>BONNEY HOME INC</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>802 EAST HILL STREET</b> <b>GALLUP, NM 87301</b>
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{A 000}	Initial Comments  A Life Safety Code revisit survey was conducted on 11/15/16. Several deficiencies were not corrected and were recited from the 3/30/2016 survey. The facility was found not in substantial compliance with the Life Safety Code portion of the New Mexico State Regulations for Assisted Living Facilities for Adults, 7.8.2 NMAC	{A 000}		
{A 041}	7 NMAC 8.2.41 Building Construction  BUILDING CONSTRUCTION: All building construction shall be based upon the facility occupancy in accordance with the state building code and fire codes, pursuant to 14.7 NMAC. A. New facilities. All new facilities, relocated into existing building(s) or remodeled facilities shall conform to the current edition of the state building code, accessibility code, mechanical code, plumbing code, fire code and the electrical code. (1) With regard to building height, allowable area or construction type, the state building code shall prevail. (2) Minimum construction requirements shall comply with all applicable state building codes. (3) A facility may share a building with another health care facility licensed by the department or other suitable facility with prior approval from the licensing authority. (4) Where there are conflicts between the requirements in the codes and the provisions of this rule, the most restrictive condition shall apply. B. Access for persons with disabilities. Facilities with four (4) or more residents shall provide accessibility to residents with disabilities in accordance with the state building code and the American Disabilities Act. Areas of specific concern are as follows: (1) the main entry into the facility and all required exits shall provide access to persons with	{A 041}		

Division of Health Improvement  
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ (X6) DATE \_\_\_\_\_

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{A 041}	<p>Continued From page 1</p> <p>disabilities;</p> <p>(2) the building shall allow access to persons with disabilities to all common areas;</p> <p>(3) at least one bedroom, for every eight (8) residents, shall have a door clearance of thirty-six (36) inches for access by persons with disabilities;</p> <p>(4) at least one toilet and bathing facility, for every eight (8) residents, shall have a minimum door clearance of thirty-six (36) inches for access by persons with disabilities; this toilet and bathing room shall provide a minimum sixty (60) inch diameter clear space to accommodate the turning radius of a wheelchair;</p> <p>(5) when ramps are used, each ramp shall have a minimum slope of twelve (12) inches horizontal run for each one (1) inch of vertical rise; ramps exceeding a six (6) inch rise shall be provided with handrails on both sides of the ramp;</p> <p>(6) landings at doorways shall have a level area, at a minimum of five (5) feet by five (5) feet, to provide clear space for wheelchair maneuvering;</p> <p>(7) parking spaces shall provide access aisles with a minimum width of sixty (60) inches and ninety-six (96) inches for van parking; a minimum of one (1) van-accessible parking space with a minimum width of ninety-six (96) inches shall be provided;</p> <p>(8) an accessible route for persons with disabilities from the parking area to the main entrance(s) shall be provided; and</p> <p>(9) changes in elevation of one half inch (1/2 inch) or greater shall be sloped to a minimum of twelve (12) inches horizontal run for each one (1) inch of vertical rise.</p> <p>C. Construction drawings. Prior to commencement of all new construction, remodeling, relocations, additions or renovations to existing buildings; the facility shall submit</p>	{A 041}		

Division of Health Improvement

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{A 041}	Continued From page 2  preliminary plans and final construction drawings with specifications to the licensing authority for review and approval. (1) Building plans and specifications shall be submitted and approved by the department when: (a) construction for a new facility is proposed; (b) a building that has not previously licensed as a facility is proposed as a location for a facility; (c) any renovation that increases the number of beds is proposed; (d) any addition to an existing structure is proposed; or (e) any renovation to the existing structure is proposed, regardless of the size of the facility. (2) The codes that are in effect at the time of the submittal of building plans shall be the codes used through the end of the project. (3) Drawings and specifications shall be prepared for the architectural, structural, mechanical and electrical branches of work for each construction project and shall include the following: (a) the site plan(s) showing property lines, finish grade, location of existing and proposed structures, roadways, walks, utilities and parking areas; (b) the floor plan(s) showing scale drawings of typical and special rooms, indicating all fixed and movable equipment and major items of furniture; (c) the separate life safety plans showing the fire and smoke compartment(s), all means of egress and exit markings, exits and travel distances, dimensions of compartments and calculation and tabulation of exit units, all fire and smoke walls shall be graphically coded; (d) the exterior elevation of each facade; (e) the typical sections throughout the building; (f) the schedule of finishes; (g) the schedule of doors and windows; (h) the roof plans; and	{A 041}		

Division of Health Improvement

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{A 041}	<p>Continued From page 3</p> <p>(i) the building code analysis.</p> <p>(4) For facilities with more than fifteen (15) residents: architectural drawings shall be stamped, signed and dated by a licensed architect registered in New Mexico. In addition to items listed in section (3) above, the drawings shall include the following:</p> <p>(a) the building code analysis; and</p> <p>(b) when an elevator is required, the details and dimensions of the elevator.</p> <p>(5) Structural drawings shall include the following:</p> <p>(a) a certification that all structural design and work are in compliance with all applicable local codes;</p> <p>(b) the plans of foundations, floors, roofs and intermediate levels that show a complete design with sizes, sections and the relative location of the various members; and</p> <p>(c) the schedules of beams, girders and columns.</p> <p>(6) Mechanical drawings shall include the following:</p> <p>(a) a certification that all mechanical work and equipment are in compliance with all applicable local codes and laws and that all materials are listed by recognized testing laboratories;</p> <p>(b) the water supply, sewage and heating, ventilation and air conditioning piping systems;</p> <p>(c) the heating, ventilating, HVAC piping and air conditioning systems with all related piping and auxiliaries, if any, to provide a satisfactory installation;</p> <p>(d) the water supply, sewage and drainage with all lines, risers, catch-basins, manholes and cleanouts clearly indicated as to location, size, capacities and location and dimensions of septic tank and disposal field;</p> <p>(e) the sprinkler head layout; and</p> <p>(f) the graphic coding (with a legend) to show supply, return and exhaust systems.</p>	{A 041}		

Division of Health Improvement

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{A 041}	<p>Continued From page 4</p> <p>(7) Electrical drawings shall include the following:                      (a) a certification that all electrical work and equipment are in compliance with all applicable local codes and laws and that all materials are currently listed by recognized testing laboratories;                      (b) all electrical wiring, outlets, riser diagrams, switches, special electrical connections, electrical service entrance with service switches, service feeders and characteristics of the light and power current and transformers when located within the building;                      (c) a fixture legend; and                      (d) a graphic coding (with a legend) to show all items on emergency power.                      (8) Include additional information as needed and requested by the licensing authority.                      (9) Final working drawings and specifications shall be accurately dimensioned and include all necessary explanatory notes, schedules, legends and have all rooms labeled. The working drawings and specifications shall be complete and adequate for contract purposes.                      (10) One set of final plans shall be submitted to the licensing authority for review and approval prior to the commencing of construction. All construction shall be executed in accordance with the approved final plans and specifications.                      (11) Review and approval of building plans by the licensing authority does not eliminate responsibility of the applicant to comply with all applicable laws, rules and ordinances.                      (12) The final approval of building plans and specifications shall be acknowledged in writing by the licensing authority.                      (13) The approved building plans shall be kept at the facility and readily available at all times.                      D. Fire resistance. Required building construction and fire resistance shall be in accordance with the state building code and the fire code.</p>	{A 041}		

Division of Health Improvement

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{A 041}	<p>Continued From page 5</p> <p>Facilities with nine (9) or more residents shall be protected throughout by an approved automatic fire protection (sprinkler) system.</p> <p>E. Prohibition of mobile homes. For facilities with four (4) or more residents, trailers and mobile homes shall not be used.</p> <p>F. Construction. Construction shall commence within one hundred eighty (180) calendar days of the date of receipt of approval (unless a written extension is requested by the facility and approved by department). This approval shall in no way permit or authorize any omission or deviation from the requirements of any restrictions, laws, ordinances, codes or standards of any regulatory agency. [7.8.2.41 NMAC - Rp, 7.8.2.41 NMAC, 01/15/2010]</p> <p>This REQUIREMENT is not met as evidenced by: This is an uncorrected deficiency from the Life Safety Code survey conducted on 03/30/16.</p> <p>Based on observation and staff interview, the facility failed to provide Handicapped Access/Egress (exiting to the public way) from street level to the second level main entrance and access to the rear yard from the front of the building. There is an exit on the north side rear but, if a fire or other emergency is in the rear of the facility clients and staff would not be able to use this exit. This lack of Handicap Access/Egress has the potential to harm by fire/smoke, all six clients as identified by the client census list provided by the Assistant Manager on 03/30/16. The findings are:</p> <p>Revisit onsite survey: Surveyor ID 17700</p>	{A 041}		

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{A 041}	Continued From page 6  A. On 11/15/16 at 11:00 am, observation of the main entrance revealed a ramp (deck) was not constructed as stated in the provider's Plan of Correction that was approved by this office on 08/29/16.  B. On 11/15/16 at 11:05 am, during interview, Care Giver #1 stated the facility was going to construct the deck but she didn't know the reason why the project didn't go through.	{A 041}		
{A 043}	7 NMAC 8.2.43 Hazardous Areas  HAZARDOUS AREAS: Hazardous areas include: Fuel fired equipment rooms (not a typical residential kitchen), bulk laundries or laundry rooms with more than one hundred (100) sq. ft., storage rooms more than fifty (50) sq. ft. but less than one hundred (100) sq. ft. not storing combustibles, storage rooms with more than one hundred (100) sq. ft. storing combustibles, chemical storage rooms with more than fifty (50) sq. ft., garages and maintenance shops/rooms. A. Hazardous areas on the same floor as, and in or abutting, a primary means of escape or a sleeping room shall be protected by either: (1) an enclosure of at least one hour fire rating with self-closing or automatic closing on smoke detection fire doors having a three-quarter (3/4) hour rating; or (2) an automatic fire protection (sprinkler) and separation of hazardous area with self-closing doors or doors with automatic-closing on smoke detection; or (3) other hazardous areas shall be enclosed with walls with at least a twenty (20) minute fire rating and doors equivalent to one and three-quarter (1 3/4) inch solid bonded wood core, operated by	{A 043}		

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{A 043}	<p>Continued From page 7</p> <p>self-closures or automatic closing on smoke detection.</p> <p>B. Boiler, furnace or fuel fired water heater rooms. For facilities with four (4) or more residents: all boiler, furnace or fuel fired water heater rooms shall be protected from other parts of the building by construction having a fire resistance rating of not less than one (1) hour. Doors to these rooms shall be one and three-quarter (1-3/4) inch solid core. [7.8.2.43 NMAC - Rp, 7.8.2.44 NMAC, 01/15/2010]</p> <p>This REQUIREMENT is not met as evidenced by: This is an uncorrected deficiency from the Life Safety Code survey conducted on 03/30/16.</p> <p>Based on observation and interview, the facility failed to ensure the furnace/hot water heater room was constructed with a one hour fire rating, that there were no penetrations in the ceiling/walls of this room and, the door to this room is a solid core 1 3/4 inch thick door with a self closing device. This failed practice would allow the rapid spread of fire, in the event of a fire within the appliances. This has the potential to harm all six (6) clients as identified by the client census list provided by the Assistant Manager on 03/30/16. The findings are:</p> <p>Revisit onsite survey: Surveyor ID 17700</p> <p>A. On 11/15/16 at 11:15 am, observation of the furnance/fuel-fired hot water heater room revealed that the interior walls and ceiling were exposed frame construction, which does not meet the 1-hr construction requirements. The door to</p>	{A 043}		

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{A 043}	Continued From page 8  this room is not self-closing.  B. Record review of the local Fire Departments Annual inspection dated 05/26/16 noted, "Furnance room - interior finish of room shall be covered with approved fire rated material. Wall and ceiling need to be properly covered."  C. On 11/15/16 at 11:17 am, during interview, Care Giver #1 stated she didn't know why the work wasn't completed.	{A 043}		
{A 061}	7 NMAC 8.2.61 Fire Alarms, Smoke Detectors and Other Equip  FIRE ALARMS, SMOKE DETECTORS AND OTHER EQUIPMENT: A. Fire alarm system. Facilities with four (4) or more residents shall have a manual fire alarm system. The manual fire alarm shall be inspected and approved in writing by the fire authority with jurisdiction. B. Smoke and heat detection. Approved smoke detectors shall be installed on each floor that when activated provides an alarm which is audible in all sleeping areas. Areas of assembly, such as the dining and living room(s) must also be provided with smoke detectors. (1) Detectors shall be powered by the house electrical service and have battery back up. (2) Construction of new facilities or facilities remodeling or replacing existing smoke detectors shall provide detectors in common living areas and in each sleeping room. (3) Smoke detectors shall be installed in corridors at no more than thirty (30) foot spacing. (4) Heat detectors shall be installed in all kitchens and also powered by the house electrical service. [7.8.2.61 NMAC - Rp, 7.8.2.60 NMAC,	{A 061}		

Division of Health Improvement

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{A 061}	<p>Continued From page 9</p> <p>01/15/2010]</p> <p>This REQUIREMENT is not met as evidenced by: Based on observation, testing and interview, the facility failed to provide an approved Fire Alarm and Detection system as required by State Regulations and NFPA 72 National Fire Alarm Code. In the event of a power failure the existing alarm mode will not function in the event of a fire and not having heat/smoke detection, allows a delay in notification of a fire to initiate evacuation. This has the potential to harm by fire/smoke all six (6) clients, as identified by the client census list provided by the Assistant Manager on 03/30/16. The findings are:</p> <p>Revisit onsite survey: Surveyor ID 17700</p> <p>A. On 11/15/16 at 11:00 am, observation revealed the fire alarm system was not replaced as stated in the provider's Plan of Correction that was approved by this office on 08/29/16.</p> <p>B. On 11/15/16 at 11:05 am, during interview, Care Giver #1 stated the facility had plans to install a new fire alarm system but she didn't know when.</p>	{A 061}		