

Division of Health Improvement

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 2161	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED C 01/12/2016
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NAME OF PROVIDER OR SUPPLIER BROOKDALE TRAMWAY RIDGE	STREET ADDRESS, CITY, STATE, ZIP CODE 4910 TRAMWAY RIDGE DRIVE NE ALBUQUERQUE, NM 87111
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A 000	<p>Initial Comments</p> <p>Investigation survey conducted 01/12/16 for complaint NM29901 The complaint was unsubstantiated.</p> <p>1. No hot water due to construction. UNSUBSTANTIATED.</p> <p>A complaint survey completed 01/12/16 found the facility was not in substantial compliance with the New Mexico State Regulations governing Requirements for Assisted Living Facilities for Adults, 7.8.2 NMAC</p> <p>In addition, other deficiencies were cited due to ongoing construction.</p>	A 000		
A 041	<p>7 NMAC 8.2.41 Building Construction</p> <p>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.</p> <p>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.</p> <p>(1) With regard to building height, allowable area or construction type, the state building code shall prevail.</p> <p>(2) Minimum construction requirements shall comply with all applicable state building codes.</p> <p>(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.</p> <p>(4) Where there are conflicts between the requirements in the codes and the provisions of this rule, the most restrictive condition shall apply.</p>	A 041		

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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>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:</p> <p>(1) the main entry into the facility and all required exits shall provide access to persons with 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>	A 041		

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A 041	<p>Continued From page 2</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 preliminary plans and final construction drawings with specifications to the licensing authority for review and approval.</p> <p>(1) Building plans and specifications shall be submitted and approved by the department when:</p> <p>(a) construction for a new facility is proposed;</p> <p>(b) a building that has not previously licensed as a facility is proposed as a location for a facility;</p> <p>(c) any renovation that increases the number of beds is proposed;</p> <p>(d) any addition to an existing structure is proposed; or</p> <p>(e) any renovation to the existing structure is proposed, regardless of the size of the facility.</p> <p>(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.</p> <p>(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:</p> <p>(a) the site plan(s) showing property lines, finish grade, location of existing and proposed structures, roadways, walks, utilities and parking areas;</p> <p>(b) the floor plan(s) showing scale drawings of typical and special rooms, indicating all fixed and movable equipment and major items of furniture;</p> <p>(c) the separate life safety plans showing the fire and smoke compartment(s), all means of egress and exit markings, exits and travel distances,</p>	A 041		

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A 041	<p>Continued From page 3</p> <p>dimensions of compartments and calculation and tabulation of exit units, all fire and smoke walls shall be graphically coded;</p> <p>(d) the exterior elevation of each facade;</p> <p>(e) the typical sections throughout the building;</p> <p>(f) the schedule of finishes;</p> <p>(g) the schedule of doors and windows;</p> <p>(h) the roof plans; and</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>	A 041		

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A 041	<p>Continued From page 4</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> <p>(7) Electrical drawings shall include the following:</p> <p>(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;</p> <p>(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;</p> <p>(c) a fixture legend; and</p> <p>(d) a graphic coding (with a legend) to show all items on emergency power.</p> <p>(8) Include additional information as needed and requested by the licensing authority.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	A 041		

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A 041	<p>Continued From page 5</p> <p>(12) The final approval of building plans and specifications shall be acknowledged in writing by the licensing authority.</p> <p>(13) The approved building plans shall be kept at the facility and readily available at all times.</p> <p>D. Fire resistance. Required building construction and fire resistance shall be in accordance with the state building code and the fire code. 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: Based on observation and interview, facility failed to ensure construction drawings were submitted to this office for review and approval prior to commencement of all new construction, remodeling, relocations, additions or renovations to existing buildings. Not having construction drawings submitted for approval does not ensure all renovations will meet code requirements. The findings are:</p> <p>A. On 01/12/16, during entrance interview,</p>	A 041		

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A 041	<p>Continued From page 6</p> <p>Executive Director was advised of complaint received by this office concerning construction issues at the facility. Executive Director confirmed renovations were conducted on the 3rd floor and were in the final stages of completion.</p> <p>B. On 01/12/16, during observation of the 3rd floor, confirmation of final stages of the construction were being completed.</p> <p>C. On 01/12/16, during exit interview, Executive Director stated all permits and plan approvals had been received and were on site.</p> <p>D. On 01/12/16, upon returning to Department of Health office, further investigation with Life Safety Plans Examiner, revealed the facility had not received a final approval from the Department of Health.</p> <p>Based on observation facility failed to ensure separation from construction area and residents was in place. Failure to maintain separation of residents from ongoing construction could result in physical harm to all six (6) residents located on the 3rd floor, 300 wing. The findings are:</p> <p>A. On 01/12/16, at 11:20 am, observation of final stages of construction were underway on the 3rd floor (installation of cabinets, painting, wall paper, etc.) and separation from construction area and residents was not in place.</p> <p>B. On 01/12/16, during interview, contractor stated separation was in place during the removal and installation of new walls, although did not keep separation during final stages, confirming this finding.</p>	A 041		