



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to **BH BRIGHTVIEW EAST NORRITON OPCO LLC**

LEGAL ENTITY

To operate **BRIGHTVIEW EAST NORRITON**

NAME OF FACILITY OR AGENCY

Located at **300 EAST GERMANTOWN PIKE, EAST NORRITON, PA 19401**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **90**

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 24**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

**55 Pa.Code Chapter 2600: Personal Care Homes**

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **November 22, 2024** until **November 22, 2025**,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **140750**

  
ISSUING OFFICER

  
DEPUTY SECRETARY

**NOTE:** This certificate is issued for the above site(s) only and is not transferable  
and should be posted in a conspicuous place in the facility.

HS 628 – 04/23



Emailing date: November 22, 2024

[REDACTED]  
[REDACTED]  
BH Brightview East Norriton OPCO, LLC  
300 East Germantown Pike  
East Norriton, Pennsylvania 19401

RE: Brightview East Norriton  
License #: 140750

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department), licensing inspections on September 16 and 17, 2024, we have found the above facility to be in compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). Therefore, a regular license is being issued. Your license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala". The signature is written in a cursive, flowing style.

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

Department of Human Services  
Bureau of Human Service Licensing  
**LICENSING INSPECTION SUMMARY - PUBLIC**

November 19, 2024

[REDACTED]  
BH BRIGHTVIEW EAST NORRITON OPCO LLC  
300 EAST GERMANTOWN PIKE  
EAST NORRITON, PA, 19401

RE: BRIGHTVIEW EAST NORRITON  
300 EAST GERMANTOWN PIKE  
EAST NORRITON, PA, 19401  
LICENSE/COC#: 14075

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/16/2024, 09/17/2024 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

Name: BRIGHTVIEW EAST NORRITON

License #: 14075

License Expiration: 11/17/2024

Address: 300 EAST GERMANTOWN PIKE, EAST NORRITON, PA 19401

County: MONTGOMERY

Region: SOUTHEAST

## Administrator

Name: [REDACTED]

Name: BH BRIGHTVIEW EAST NORRITON OPCO LLC

Address: 300 EAST GERMANTOWN PIKE, EAST NORRITON, PA, 19401

## Certificate(s) of Occupancy

Type: I-2

Date: 02/27/2008

Issued By: East Norriton Township

## Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 101

Waking Staff: 76

## Inspection Information

Type: Full

Notice: Unannounced

BHA Docket #:

Reason: Provisional

Exit Conference Date: 09/17/2024

## Inspection Dates and Department Representative

09/16/2024 - On-

09/17/2024 -

## Resident Demographic Data as of Inspection Dates

## General Information

License Capacity: 90

Residents Served: 67

## Secured Dementia Care Unit

In Home: Yes

Area: Wellspring Village

Capacity: 24

Residents Served: 21

## Hospice

Current Residents: 5

## Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 65

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 1

Have Mobility Need: 34

Have Physical Disability: 1

## Inspections / Reviews

## 09/16/2024 - Full

Lead [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 10/11/2024

## 10/09/2024 - POC Submission

Submitted [REDACTED]

Date Submitted: 11/01/2024

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 10/11/2024

Inspections / Reviews (*continued*)

## 10/10/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/01/2024

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: 11/01/2024

## 11/19/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/01/2024

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

## 65a - FS Orientation 1st Day

**1. Requirements**

2600.

65.a. Prior to or during the first work day, all direct care staff persons including ancillary staff persons, substitute personnel and volunteers shall have an orientation in general fire safety and emergency preparedness that includes the following:

**Description of Violation**

Staff person A, whose first day of work was [REDACTED] 24, did not receive orientation on the following topics:

1. Evacuation procedures.
2. Staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable.
3. The designated meeting place outside the building or within the fire-safe area in the event of an actual fire.
4. Smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable.
5. The location and use of fire extinguishers.
6. Smoke detectors and fire alarms.
7. Telephone use and notification of emergency services.

**Plan of Correction****Accept [REDACTED] - 10/09/2024)**

In response to the violation on 9/18/2024 by the Pennsylvania Bureau of Human service Licensing, immediate action was taken on 9/19/2024 by the Business Office director to complete audit of associate files.

To enhance the currently compliant operations:

1. on 9/30/2024, the first shift that Staff A worked following the state visit, the Maintenance director retrained Staff person A on the following topics: Evacuation procedure, Staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable. The designated meeting place outside the building or within the fire-safe area in the event of an actual fire. Smoking safety procedures, the home's smoking policy and location of smoking areas, the location of fire extinguishers, smoke detectors and fire alarms and Telephone use and notification of emergency services. The Maintenance Director ensured Staff A signed new associate training checklist. Audit was completed by Business office director of Staff A's training checklist to ensure completion and signatures obtained from Staff A and Maintenance Director.

2. on 9/19/2024 the Business Office Director started the audit of all current associates New Hire training Checklist to ensure completion of all topic areas with signatures obtained from new associates' and Directors completing their training. This audit will be completed by 10/15/2024.

Effective 10/15/2024 The Business Office Director will perform an ongoing audit of any new hires' training checklist on Day 2 to ensure all required 1st Day trainings are completed and signed by the Associate and Director completing the training. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Proposed Overall Completion Date: 10/15/2024

Licensee's Proposed Overall Completion Date: 10/15/2024

**Implemented [REDACTED] 11/19/2024)**

## 132c - Fire Drill Records

**2. Requirements**

2600.

**132c - Fire Drill Records (*continued*)**

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

**Description of Violation**

*The fire drill record for the drills conducted on 7/25/24 and 8/6/24 do not include the time the drills were held.*

*Repeat Violation: 10/2/23 et. al*

**Plan of Correction**

**Accepted** [REDACTED] **10/10/2024)**

*In response to the violation on 9/17/2024 by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 9/17/2024 by the Maintenance Director to review the fire drill records for time.*

*To enhance the currently compliant operations, on 9/18/2024 the Maintenance Director will ensure a start time is recorded on the newly updated fire drill record form specifying a column specifically for time.*

*Effective 9/18/24 the Maintenance Director will perform monthly review through 10/31/24 to maintain ongoing compliance with ensuring each written fire drill record include date, time, location, amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative. To further enhance compliance, the Executive Director will review the fire drill record monthly with the Maintenance Director during the monthly safety meetings to ensure the fire drill record has a recording for each column. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes*

*Proposed Overall Completion Date: 10/31/2024*

**Licensee's Proposed Overall Completion Date: 10/31/2024**

**Implemented** [REDACTED] **- 11/19/2024)**