

Department of Human Services  
Bureau of Human Service Licensing

May 21, 2021

[REDACTED]  
WELLTOWER OPCO GROUP LLC  
7902 WESTPARK DRIVE  
ATTN - MENERVA PHILSON  
MCLEAN, VA 22102

RE: SUNRISE OF UPPER ST. CLAIR  
500 VILLAGE DRIVE  
UPPER ST. CLAIR, PA, 15241  
LICENSE/COC#: 44882

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/28/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

**Name:** SUNRISE OF UPPER ST. CLAIR      **License #:** 44882      **License Expiration Date:** 12/15/2021  
**Address:** 500 VILLAGE DRIVE, UPPER ST. CLAIR, PA 15241  
**County:** ALLEGHENY      **Region:** WESTERN

**Administrator**

**Name:** [REDACTED]      **Phone:** [REDACTED]      **Email:** [REDACTED]

**Legal Entity**

**Name:** WELLTOWER OPCO GROUP LLC  
**Address:** 7902 WESTPARK DRIVE, [REDACTED] MCLEAN, VA, 22102  
**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 88      **Waking Staff:** 66

**Inspection**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint      **Exit Conference Date:** 04/28/2021

**Inspection Dates and Department Representative**

04/28/2021 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 94      **Residents Served:** 57

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** 3rd Floor      **Capacity:** 36      **Residents Served:** 17

**Hospice**

**Current Residents:** 13

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0      **Are 60 Year of Age or Older:** 57  
**Diagnosed with Mental Illness:** 4      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 37      **Have Physical Disability:** 0

**Inspections / Reviews**

04/28/2021 - Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 05/21/2021

Inspections / Reviews *(continued)*

5/21/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*

Follow-Up Date: *06/01/2021*

5/21/2021 - Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

81b - Resident Personal Equipment

1. Requirements

2600.

81.b. Wheelchairs, walkers, prosthetic devices and other apparatus used by residents must be clean, in good repair and free of hazards.

Description of Violation

A large, unsecured oxygen tank was stored on the floor next to the sink in bedroom [REDACTED]

Plan of Correction

Accept

4/28/21 The oxygen tank was removed from the room by Resident Care Director and securely placed in a cylinder stand.

4/29/21 The O2 supplier was called to pick up the O2 tank as resident now uses a new O2 supplier. The O2 tank was removed from community on 4/29/21.

On 4/29/21, the Executive Director reviewed the violation with all coordinators at daily stand up meeting. All coordinators have been instructed to monitor O2 tanks for safe storage.

On 5/20/21 all staff will be re-educated on proper storage of O2 tanks. This training will take place at monthly Town Hall meeting.

On 5/20/21 all Care Managers and Med Care Managers have been instructed to monitor storage of O2 tanks daily as they are providing care to residents and to notify their supervisor immediately if there is a concern.

As of 5/15/21, Maintenance Assistant will round weekly to ensure all O2 tanks are being stored properly.

As of 5/17/21, The ED and coordinators review the list of residents with O2 orders during the daily stand up meeting.

5/12/21 the Maintenance Coordinator has ordered back-up supply of cylinder stands for O2 tanks.

5/26/21 the POC and monitoring is reviewed and evaluated by the ED and Coordinators for up to 3 months through the Quality Assurance and Performance Improvement (Quality Management) program. If the POC is no longer effective, it will be amended and a new POC will be implemented and monitored.

Completion Date: 05/20/2021

Document Submission

Implemented

All of the above steps have been completed/implemented.