



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Emailing Date: July 14, 2022

[REDACTED]

[REDACTED]

Care HSL Harleysville OpCo, LP

[REDACTED]

[REDACTED]

RE: The Birches at Harleysville
691 Main Street
Harleysville, Pennsylvania 19438
License #: 142660

Dear [REDACTED]:

As the result of your home's recent request to adjust the use of the physical space, the Department has granted an approval for a revised license issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The approved capacity revision request is for an increase in the SDCU from 25 to 34 with the overall capacity remaining at 85. The expiration date of the license remains unchanged.

Any future requests for changes in capacity should be forwarded to the Department for review and consideration in accordance with the applicable regulations. The revised license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie F. Buchenauer".

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

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

Facility Information

Name: *THE BIRCHES AT HARLEYSVILLE* License #: 14266 License Expiration: 03/27/2023
Address: 691 MAIN STREET, HARLEYSVILLE, PA 19438
County: MONTGOMERY Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: 215-541-3701 Email: [REDACTED]

Legal Entity

Name: *CARE HSL HARLEYSVILLE OPCO LP*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: 11/12/2021 Issued By: *Lower Salford Township*

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 100 Waking Staff: 75

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *New* Exit Conference Date: 03/23/2022

Inspection Dates and Department Representative

03/23/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 85 Residents Served: 65

Secured Dementia Care Unit

In Home: *Yes* Area: Capacity: 25 Residents Served: 22
1st floor and Lower Level

Hospice

Current Residents: 5

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 64
Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 35 Have Physical Disability: 35

Inspections / Reviews

03/23/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: 04/11/2022

Inspections / Reviews (*continued*)

04/12/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *05/12/2022*

07/14/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

121a - Unobstructed Egress

1. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

On 03/23/22 at 12:49 pm, The home's memory care gate has a manual keypad mechanism which blocked egress from the home's exit route to the parking lot.

Plan of Correction

Accept

3-23-22

121.a. Stairways, hallways. Doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

What: "On 3/23/22 at 12:49 pm, the homes memory care gate has a manual keypad mechanism which blocked egress from the home's exit route to the parking lot."

Who: On the date of the inspection the homes gate was closed as no residents currently reside in this area of the home. The home was being inspected for relicensing to open a second memory care neighborhood on the date in question.

When: On the day of inspection the home contacted the senior project manager from [REDACTED] Construction, who is the company who oversaw the renovation project. They alerted [REDACTED], the company who installed the remainder of the homes secured door locks in the homes newly renovated memory care neighborhood, of the need to replace the current keypad mechanism on the gate to bring it to regulation with an electric magnetic lock.

How: The home immediately opened the door to the courtyard and secured it to the outside railing with a temporary locking mechanism and heavy duty bungee cords for the time being, so that the door can be easily accessible to anyone in the home in the event of an emergency without putting in a code (see attachment A). The manual keypad has also been disabled to where a code does not need to be put in at present to open the door. This directly addresses the life safety concern until the contractors can install the new electric magnetic locking mechanism. The Senior Project Manager from [REDACTED] has been in contact with the lock manufacturer, [REDACTED] and the homes Executive Director. [REDACTED] estimates a completion of 21-30 days, pending no supply chain constraints. Once the new locking mechanism is installed, tested and completed, it will connect with the homes current system that automatically opens in the event of an emergency. Estimated completion time for this to be completed by is on or before 5/11/22, again pending no supply chain delays.

Ongoing: The homes Maintenance/Environmental Services Director, Executive Director and Designee when neither are in the home, will continue to review the doors open position daily to ensure that the area is still accessible to evacuate in the event of an emergency until the new locking mechanism is installed. Any concerns or issues will be reviewed and rectified immediately. As any future members of the community management team are trained or added to the Designee role they will receive the same oral training from the homes Administrator from the Regulatory Compliance Guide to ensure ongoing compliance at all times. Upon the installation of the new locking mechanism, the home will notify the department of [REDACTED] and [REDACTED] completion, so the department can come out and re-inspect the door if needed.

Completion Date: 05/11/2022

121a - Unobstructed Egress (continued)

Document Submission**Implemented**

Update 5/12/22-The home continues to keep the door in the open position daily to ensure that the area is still accessible to evacuate in the event of an emergency. The home had both the carpentry and electrical work completed and run from the interior of the community to the outside (See attachment A-Update). This is connected to the homes interior alarm system. Due to supply chain delays, the new locking and latch mechanism that will be installing is delayed. Conversation with the project manager from as of 5/12/22 is that there is a "board" that communicates between the keypad and the magnetic lock to release it and it is that which the group is waiting to arrive. The remaining part is expected to arrive, be installed and then the unit inspected prior to end of the month, again pending no other supply chain delays.

Update 6/23/22-All work has been completed, the new electronic locking mechanism is installed, tested and completed, and it is connected with the homes current system that automatically opens in the event of an emergency. See letter of completion and testing of the system (Attachment AA) and pictures of the electronic Mag Lock keypad that is now in place on the gate (Attachment BB).

121b - Locking Device Approval

1. Requirements

2600.

121.b. Doors used for egress routes from rooms and from the building may not be equipped with key-locking devices, electronic card operated systems or other devices which prevent immediate egress of residents from the building, unless the home has written approval or a variance from the Department of Labor and Industry, the Department of Health or the appropriate local building authority.

Description of Violation

The gate at the memory care, which is used as an egress route from the memory care courtyard to the outside parking lot was equipped with manual keypad locking mechanism, preventing immediately egress from memory care unit. The home does not have written approval or a variance from the Department of Labor and Industry, the Department of Health, or the local building authority for use of manual keypad locking mechanism.

Plan of Correction**Accept**

3-23-22

121.b. Doors used for egress routes from rooms and from the building may not be equipped with key-locking devices, electronic card operated systems or other devices which prevent immediate egress of residents from the building, unless the home has written approval or a variance from the Department of Labor and Industry, the Department of Health or the appropriate local building authority.

What: "The gate at the memory care, which is used as an egress route from the memory care courtyard to the outside parking lot was equipped with manual keypad locking mechanism, preventing immediately egress from memory care unit. The home does not have written approval or a variance from the Department of Labor and Industry, the Department of Health, or the local building authority for use of manual keypad locking mechanism."

Who: On the date of the inspection the homes gate was closed as no residents currently reside in this area of the home. The home was being inspected for relicensing to open a second memory care neighborhood on the date in question.

121b - Locking Device Approval (continued)

When: On the day of inspection the home contacted the senior project manager from [REDACTED] Construction, who is the company who oversaw the renovation project. They alerted [REDACTED], the company who installed the remainder of the homes secured door locks in the homes newly renovated memory care neighborhood, of the need to replace the current keypad mechanism on the gate to bring it to regulation with an electric magnetic lock.

How: The home immediately opened the door to the courtyard and secured it to the outside railing with a temporary locking mechanism and heavy duty bungee cords for the time being, so that the door can be easily accessible to anyone in the home in the event of an emergency without putting in a code (see attachment A). The manual keypad has also been disabled to where a code does not need to be put in at present to open the door. This directly addresses the life safety concern until the contractors can install the new electric magnetic locking mechanism. The Senior Project Manager from [REDACTED] has been in contact with the lock manufacturer, [REDACTED], and the homes Executive Director. [REDACTED] estimates a completion of 21-30 days, pending no supply chain constraints. Once the new locking mechanism is installed, tested and completed, it will connect with the homes current system that automatically opens in the event of an emergency. Estimated completion time for this to be completed by is on or before 5/11/22, again pending no supply chain delays.

Ongoing: The homes Maintenance/Environmental Services Director, Executive Director and Designee when neither are in the home, will continue to review the doors open position daily to ensure that the area is still accessible to evacuate in the event of an emergency until the new locking mechanism is installed. Any concerns or issues will be reviewed and rectified immediately. As any future members of the community management team are trained or added to the Designee role they will receive the same oral training from the homes Administrator from the Regulatory Compliance Guide to ensure ongoing compliance at all times. Upon the installation of the new locking mechanism, the home will notify the department of [REDACTED] and [REDACTED] completion, so the department can come out and re-inspect the door if needed.

Completion Date: 05/11/2022

Document Submission**Implemented**

Update 5/12/22-The home continues to keep the door in the open position daily to ensure that the area is still accessible to evacuate in the event of an emergency. The home had both the carpentry and electrical work completed and run from the interior of the community to the outside (See attachment A-Update). This is connected to the homes interior alarm system. Due to supply chain delays, the new locking and latch mechanism that [REDACTED] will be installing is delayed. Conversation with the project manager from [REDACTED] as of 5/12/22 is that there is a "board" that communicates between the keypad and the magnetic lock to release it and it is that which the [REDACTED] group is waiting to arrive. The remaining part is expected to arrive, be installed and then the unit inspected prior to end of the month, again pending no other supply chain delays.

Update 6/23/22-All work has been completed, the new electronic locking mechanism is installed, tested and completed, and it is connected with the homes current system that automatically opens in the event of an emergency. See letter of completion and testing of the system (Attachment AA) and pictures of the electronic Mag Lock keypad that is now in place on the gate (Attachment BB).

123a - Exit Doors**1. Requirements**

2600.

123.a. Exit doors must be equipped so that they can be easily opened by residents from the inside without the use of a key or other manual device that can be removed, misplaced or lost.

123a - Exit Doors (continued)

Description of Violation

The exit door at the memory care gate is equipped with a manual keypad mechanism.

Plan of Correction**Accept**

3-23-22

123.a. Exit doors must be equipped so that they can be easily opened by residents from the inside without the use of a key or other manual device that can be removed, misplaced or lost.

What: "The exit door at the memory care gate is equipped with a manual keypad mechanism."

Who: On the date of the inspection the homes gate was closed as no residents currently reside in this area of the home. The home was being inspected for relicensing to open a second memory care neighborhood on the date in question.

When: On the day of inspection the home contacted the senior project manager from ██████████ Construction, who is the company who oversaw the renovation project. They alerted ██████████, the company who installed the remainder of the homes secured door locks in the homes newly renovated memory care neighborhood, of the need to replace the current keypad mechanism on the gate to bring it to regulation with an electric magnetic lock.

How: The home immediately opened the door to the courtyard and secured it to the outside railing with a temporary locking mechanism and heavy duty bungee cords for the time being, so that the door can be easily accessible to anyone in the home in the event of an emergency without putting in a code (see attachment A). The manual keypad has also been disabled to where a code does not need to be put in at present to open the door. This directly addresses the life safety concern until the contractors can install the new electric magnetic locking mechanism. The Senior Project Manager from ██████████ has been in contact with the lock manufacturer, ██████████, and the homes Executive Director. ██████████ estimates a completion of 21-30 days, pending no supply chain constraints. Once the new locking mechanism is installed, tested and completed, it will connect with the homes current system that automatically opens in the event of an emergency. Estimated completion time for this to be completed by is on or before 5/11/22, again pending no supply chain delays.

Ongoing: The homes Maintenance/Environmental Services Director, Executive Director and Designee when neither are in the home, will continue to review the doors open position daily to ensure that the area is still accessible to evacuate in the event of an emergency until the new locking mechanism is installed. Any concerns or issues will be reviewed and rectified immediately. As any future members of the community management team are trained or added to the Designee role they will receive the same oral training from the homes Administrator from the Regulatory Compliance Guide to ensure ongoing compliance at all times. Upon the installation of the new locking mechanism, the home will notify the department of ██████████ and ██████████ completion, so the department can come out and re-inspect the door if needed.

Completion Date: 05/11/2022

Document Submission**Implemented**

Update 5/12/22-The home continues to keep the door in the open position daily to ensure that the area is still accessible to evacuate in the event of an emergency. The home had both the carpentry and electrical work completed and run from the interior of the community to the outside (See attachment A-Update). This is connected to the homes interior alarm system. Due to supply chain delays, the new locking and latch mechanism that

123a - Exit Doors (continued)

██████████ will be installing is delayed. Conversation with the project manager from ██████████ as of 5/12/22 is that there is a "board" that communicates between the keypad and the magnetic lock to release it and it is that which the ██████████ group is waiting to arrive. The remaining part is expected to arrive, be installed and then the unit inspected prior to end of the month, again pending no other supply chain delays.

Update 6/23/22-All work has been completed, the new electronic locking mechanism is installed, tested and completed, and it is connected with the homes current system that automatically opens in the event of an emergency. See letter of completion and testing of the system (Attachment AA) and pictures of the electronic Mag Lock keypad that is now in place on the gate (Attachment BB).

125a - Combustible Storage

1. Requirements

2600.

125.a. Combustible and flammable materials may not be located near heat sources or hot water heaters.

Description of Violation

A bottle of Kwik paint stripper with flammable caution instruction was stored inside the boiler room.

Plan of Correction

3-23-22

Accept

125.a. Combustible and flammable materials may not be located near heat sources or hot water heaters.

What: "A bottle of Kwik paint stripper with flammable caution instruction was stored inside the boiler room."

Who: On the date of the inspection the homes Maintenance/Environmental Services Director had a bottle of Kwik paint stripper stored inside a plastic storage container on shelving in the boiler room. The home was being inspected for relicensing to open a second memory care neighborhood on the date in question.

When: On the day of inspection the home immediately removed the bottle of Kwik paint stripper from the boiler room.

How: The home immediately removed the bottle of Kwik paint stripper from the boiler room on the day of the inspection, moving it to another locked area of the home where it was safely and properly stored. Furthermore, since inspection, the homes Maintenance/Environmental Services Director removed the metal shelving unit from the boiler room and redistributed the other contents to another area of the home, eliminating the reoccurrence that anything will be stored in this area again. See attached pictures of area (Attachment B and Attachment C) for reference.

Ongoing: The homes Maintenance/Environmental Services Director and/or Designee will continue to monitor this area on an ongoing basis to ensure that the area is clear and no combustibile or flammable materials get placed in the room. Any concerns or issues will be reviewed, rectified immediately, and any patterns or trends will be reviewed at the Quarterly Quality Assurance Meeting. As any future members of the community team are trained or added to the Designee role they will receive the same oral training from the homes Administrator from the Regulatory Compliance Guide to ensure ongoing compliance at all times.

Completion Date: 04/11/2022

125a - Combustible Storage *(continued)***Document Submission****Implemented**

Update 5/12/22-previously completed as of 4/11/22. The homes Maintenance and Environmental Services Director continues to monitor this area on an ongoing basis to ensure that this area remains clear of all combustible and flammable materials.

Update 6/23/22-previously completed as of 4/11/22.

233d - Electronic/Magnetic System

1. Requirements

2600.

233.d. Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

Description of Violation

The doors opening into the parking lot are not locked with an electronic or magnetic locking system.

Plan of Correction**Accept**

3-23-22

233.d. Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

What: "The doors opening into the parking lot are not locked with an electronic or magnetic locking system."

Who: On the date of the inspection the homes gate was closed as no residents currently reside in this area of the home. The home was being inspected for relicensing to open a second memory care neighborhood on the date in question.

When: On the day of inspection the home contacted the senior project manager from [REDACTED] Construction, who is the company who oversaw the renovation project. They alerted [REDACTED], the company who installed the remainder of the homes secured door locks in the homes newly renovated memory care neighborhood, of the need to replace the current keypad mechanism on the gate to bring it to regulation with an electric magnetic lock.

How: The home immediately opened the door to the courtyard and secured it to the outside railing with a temporary locking mechanism and heavy duty bungee cords for the time being, so that the door can be easily accessible to anyone in the home in the event of an emergency without putting in a code (see attachment A). The manual keypad has also been disabled to where a code does not need to be put in at present to open the door. This directly addresses the life safety concern until the contractors can install the new electric magnetic locking mechanism. The Senior Project Manager from [REDACTED] has been in contact with the lock manufacturer, [REDACTED], and the homes Executive Director. [REDACTED] estimates a completion of 21-30 days, pending no supply chain constraints. Once the new locking mechanism is installed, tested and completed, it will connect with the homes current system that automatically opens in the event of an emergency. Estimated completion time for this to be completed by is on or before 5/11/22, again pending no supply chain delays.

Ongoing: The homes Maintenance/Environmental Services Director, Executive Director and Designee when neither are in the home, will continue to review the doors open position daily to ensure that the area is still accessible to

233d - Electronic/Magnetic System (continued)

evacuate in the event of an emergency until the new locking mechanism is installed. Any concerns or issues will be reviewed and rectified immediately. As any future members of the community management team are trained or added to the Designee role they will receive the same oral training from the homes Administrator from the Regulatory Compliance Guide to ensure ongoing compliance at all times. Upon the installation of the new locking mechanism, the home will notify the department of [REDACTED] and [REDACTED] completion, so the department can come out and re-inspect the door if needed.

Completion Date: 05/11/2022

Document Submission**Implemented**

Update 5/12/22-The home continues to keep the door in the open position daily to ensure that the area is still accessible to evacuate in the event of an emergency. The home had both the carpentry and electrical work completed and run from the interior of the community to the outside (See attachment A-Update). This is connected to the homes interior alarm system. Due to supply chain delays, the new locking and latch mechanism that [REDACTED] will be installing is delayed. Conversation with the project manager from [REDACTED] as of 5/12/22 is that there is a "board" that communicates between the keypad and the magnetic lock to release it and it is that which the [REDACTED] group is waiting to arrive. The remaining part is expected to arrive, be installed and then the unit inspected prior to end of the month, again pending no other supply chain delays.

Update 6/23/22-All work has been completed, the new electronic locking mechanism is installed, tested and completed, and it is connected with the homes current system that automatically opens in the event of an emergency. See letter of completion and testing of the system (Attachment AA) and pictures of the electronic Mag Lock keypad that is now in place on the gate (Attachment BB).