

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

December 14, 2022

[REDACTED]
HOLY REDEEMER HEALTH SYSTEM
1616 HUNTINGDON PIKE
[REDACTED]
MEADOWBROOK, PA, 19046

RE: HOLY REDEEMER ST. JOSEPH
MANOR
1616 HUNTINGDON PIKE
MEADOWBROOK, PA, 19046
LICENSE/COC#: 12794

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/09/2022 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: HOLY REDEEMER ST JOSEPH MANOR License #: 12794 License Expiration: 07/09/2023
 Address: 1616 HUNTINGDON PIKE, MEADOWBROOK, PA 19046
 County: MONTGOMERY Region: SOUTHEAST

Administrator

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

Legal Entity

Name: HOLY REDEEMER HEALTH SYSTEM
 Address: 1616 HUNTINGDON PIKE, [REDACTED], MEADOWBROOK, PA, 19046
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C 1 Date: 12/23/1998 Issued By: Department of Health

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 32 Waking Staff: 24

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:
 Reason: Renewal Exit Conference Date: 06/09/2022

Inspection Dates and Department Representative

06/09/2022 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 69 Residents Served: 32
 Secured Dementia Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 0
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 32
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 0 Have Physical Disability: 1

Inspections / Reviews

06/09/2022 - Full
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 07/02/2022

12/14/2022 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 06/30/2022
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 12/19/2022

Inspections / Reviews *(continued)*

12/14/2022 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/14/2022

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

19 - Review Waiver

1. Requirements

2600.

19. Waivers

- a. A home may submit a written request for a waiver of a specific requirement contained in this chapter. The waiver request must be on a form prescribed by the Department. The Secretary, or the Secretary's appointee, may grant a waiver of a specific requirement of this chapter if the following conditions are met:
 - 1. There is no jeopardy to the residents.
 - 2. There is an alternative for providing an equivalent level of health, safety and well-being protection of the residents.
 - 3. Residents will benefit from the waiver of the requirement.
- b. The scope, definitions, applicability or residents' rights under this chapter may not be waived.
- c. At least 30 days prior to the submission of the completed written waiver request to the Department, the home shall provide a copy of the completed written waiver request to the affected resident and designated person to provide the opportunity to submit comments to the Department. The home shall provide the affected resident and designated person with the name, address and telephone number of the Department staff person to submit comments.
- d. The home shall discuss the waiver request with the affected resident and designated person upon the request of the resident or designated person.
- e. The home shall notify the affected resident and designated person of the approval or denial of the waiver. A copy of the waiver request and the Department's written decision shall be posted in a conspicuous and public place within the home.
- f. The Department will review waivers annually to determine compliance with the conditions required by the waiver. The Department may revoke the waiver if the conditions required by the waiver are not met.
- g. A waiver granted prior to October 24, 2005, is no longer in effect as of October 24, 2006.

Description of Violation

On 12/12/08, the home received a waiver relating to emergency evacuation. A copy of the waiver request and the Department's written decision shall be posted in a conspicuous and public place within the home. The home failed to post the waiver.

POC Submission

Accept

The home immediately posted a copy of the waiver request and the Department's written decision in a conspicuous and public place within the home. A picture is attached.

Licensee's Plan Completion Date: 06/27/2022

Implemented ([redacted] - 12/14/2022)

103f - Refrigerator/Freezer Temps

2. Requirements

2600.

- 103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

On 06/09/22, at 11:15 am, the temperature in the main kitchen 2nd freezer was 5 degrees Fahrenheit.

POC Submission

Accept

Food was removed and placed in a properly functioning freezer. Holy Redeemer Health System is currently waiting

103f - Refrigerator/Freezer Temps (continued)

on approval to replace or repair the freezer. The estimate is attached.

Licensee's Plan Completion Date: 06/27/2022

Implemented (█ - 12/14/2022)

123b - Emergency Procedures Posted

3. Requirements

2600.

123.b. Copies of the emergency procedures as specified in § 2600.107 (relating to emergency preparedness) shall be posted in a conspicuous and public place in the home and a copy shall be kept.

Description of Violation

The home's emergency procedures are not posted in a conspicuous and public place in the home.

POC Submission

Accept

The home's emergency procedures were immediately posted in a conspicuous and public place in the home.

Administrator will update this binder annually and with any changes. A picture is attached.

Licensee's Plan Completion Date: 06/27/2022

Implemented (█ - 12/14/2022)

125a - Combustible Storage

4. Requirements

2600.

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

Description of Violation

A can of Gang Buster Non-Chlorinated Carburetor and Choke Cleaner with a highly flammable label was observed near the boilers.

POC Submission

Accept

The can of cleaner was immediately removed. Staff were re-trained on the requirements to not store flammable or combustible in the boiler room. If these products are not actively being used they need to be stored in the Flammable cabinet in the Control room.

Licensee's Plan Completion Date: 06/27/2022

Implemented (█ 12/14/2022)

132f - Alternate Exit Routes

5. Requirements

2600.

132.f. Alternate exit routes shall be used during fire drills.

Description of Violation

The E Stairs exit was the only exit route used during the fire drills held from August 2021 to December 2021.

POC Submission

Accept

Moving forward we will insure that the exit route will be varied to insure staff are familiar with all exits routes. The

132f - Alternate Exit Routes (continued)

Safety Committee will review the fire drill reports to insure that the same exit route is not used more than twice in a row to comply with the regulation.

Licensee's Plan Completion Date: 06/27/2022

Implemented ([REDACTED] 12/14/2022)

132g - Fire Drills Days/Times**6. Requirements**

2600.

132.g. Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

Description of Violation

The home held fire drills on the last Tuesday of the month for the following drills May 25, 2021, June 29, 2021, and July 27, 2021.

POC Submission**Accept**

Moving forward we will insure that the day of the week and the times of the drills will be varied to insure that all staff are involved in a fire drill during the course of the year. The Safety committee will review the fire drill reports to insure that the same day of the week and time of day are not used more than twice in a row to comply with the regulation.

Licensee's Plan Completion Date: 06/27/2022

Implemented ([REDACTED] - 12/14/2022)