

Department of Human Services
Bureau of Human Service Licensing

November 9, 2022

[REDACTED]

SHELLEY R. SMITH
5224-26 NORTH BROAD STREET
PHILADELPHIA, PA, 19141

RE: BROAD STREET RESIDENCE
5224-26 NORTH BROAD STREET
PHILADELPHIA, PA, 19141
LICENSE/COC#: 17636

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/26/2022 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

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

Facility Information

Name: *BROAD STREET RESIDENCE* License #: *17636* License Expiration: *10/01/2022*
Address: *5224 26 NORTH BROAD STREET, PHILADELPHIA, PA 19141*
County: *PHILADELPHIA* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *SHELLEY R. SMITH*
Address: *5224-26 NORTH BROAD STREET, PHILADELPHIA, PA, 19141*
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *08/02/1991* Issued By: *City of Philadelphia*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *23* Waking Staff: *17*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
Reason: *Renewal* Exit Conference Date: *09/26/2022*

Inspection Dates and Department Representative

09/26/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *24* Residents Served: *23*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *15* Are 60 Years of Age or Older: *21*
Diagnosed with Mental Illness: *23* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

09/26/2022 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/10/2022*

Inspections / Reviews (*continued*)

10/12/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/08/2022

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 10/17/2022

10/18/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/08/2022

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 10/21/2022

11/09/2022 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/08/2022

Reviewer: [REDACTED]

Follow-Up Type: Not Required

132b - Safety Inspection/Fire Drill

1. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

After the Governor's Emergency Declaration expired, and previously suspended regulations were reinstated, the home was required to have a fire safety inspection completed by December 31, 2021. The home did not have a fire safety inspection completed until 8/24/22.

POC Submission

Accept () - 10/18/2022)

Previous fire drill/inspections were performed as follows; April 24, 2020, April 23, 2021, and April 29, 2022. As required, the 3 previous inspections/drills were completed on time. Due to the administrator being misinformed, the last two fire drill/inspections were conducted by an individual who was not an approved fire safety expert as required by regulation. After being notified by the Departments' Regional Office, the administrator immediately contacted an approved expert and a drill/inspection took place on August 24, 2022. Moving forward, the calendar method will be used to insure that timely inspections/drills will be conducted annually. Beginning, each year in January, the administrator will identify the dates of all upcoming annuals due. Thirty days prior to the due date of the required drill/inspection, an email will for forwarded to an approved fire safety expert as a request to conduct our annual drill/inspection. A copy of the email will be kept for the record. Once the inspection/drill takes place, the completed form will be filed in our fire safety binder. This will prevent future violations of this regulation.

Licensee's Plan Completion Date: 10/17/2022

Implemented () - 11/09/2022)

132d - Evacuation

2. Requirements

2600.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the home.

Description of Violation

The home does not have a maximum safe evacuation time specified in writing within the past year by a fire safety expert. The home exceeded an evacuation time of 2 minutes 30 seconds during the following drills: 5/20/22 and 9/9/22.

POC Submission

Accept () - 10/18/2022)

The administrator has retrained all staff on 2600.132.d and focused primarily on the allowable evacuation time during monthly fire drills which is 2 minutes, 30 seconds. This training will prevent future violations of this regulation. On October 3, 2022, the administrator conducted a drill with the successful evacuation time of 2 minutes, 10 seconds. Going forward, should a fire drill exceed the allowable time, another drill will be held the following day or daily until the evacuation happens in a timely manner not exceeding the allowable time. Also, the day following each monthly fire drill, the administrator will meet with staff to conduct a post mortem review. The following topics will be discussed:

- 1. The prior days' evacuation time
- 2. What went right/what went wrong
- 3. How we can work together and take steps to improve drills

132d - Evacuation (continued)**4. The importance of timely/safe evacuations**

These tasks will assist the home in maintaining compliance with 2600.132.d and prevent future violations of this regulation.

The home has no need to extend the allowable evacuation time or to obtain a maximum safe evacuation time specified in writing by a fire safety expert.

Licensee's Plan Completion Date: 10/17/2022

Implemented (██████ **11/09/2022)**