

Department of Human Services
Bureau of Human Service Licensing

November 8, 2022

[REDACTED]
LANDIS HOMES RETIREMENT COMMUNITY
1001 EAST OREGON ROAD
LITITZ, PA, 17543

RE: LANDIS HOMES RETIREMENT
COMMUNITY
1001 EAST OREGON ROAD
LITITZ, PA, 17543
LICENSE/COC#: 32177

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/18/2022, 10/19/2022 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: LANDIS HOMES RETIREMENT COMMUNITY **License #:** 32177 **License Expiration:** 06/03/2023
Address: 1001 EAST OREGON ROAD, LITITZ, PA 17543
County: LANCASTER **Region:** CENTRAL

Administrator

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

Legal Entity

Name: LANDIS HOMES RETIREMENT COMMUNITY
Address: 1001 EAST OREGON ROAD, LITITZ, PA, 17543
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 12/26/2006 **Issued By:** Manheim Township
Type: C-1 **Date:** 10/16/1998 **Issued By:** L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 108 **Waking Staff:** 81

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 10/19/2022

Inspection Dates and Department Representative

10/18/2022 - On-Site: [REDACTED]
10/19/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 124 **Residents Served:** 91

Secured Dementia Care Unit

In Home: Yes **Area:** Lititz **Capacity:** 16 **Residents Served:** 15

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 1 **Are 60 Years of Age or Older:** 91
Diagnosed with Mental Illness: 1 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 17 **Have Physical Disability:** 0

Inspections / Reviews

10/18/2022 - Full

Lead Inspector: [REDACTED]

Follow Up Type: *POC Submission*Follow Up Date: *11/07/2022*

11/07/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: *11/07/2022*

Reviewer: [REDACTED]

Follow Up Type: *Document Submission* Follow Up Date: *11/11/2022*

11/08/2022 Document Submission

Submitted By: [REDACTED]

Date Submitted: *11/07/2022*

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

There were no carbon monoxide detectors located near the boilers in the basements of both Birch and Lititz neighborhoods or near the gas stove in the main kitchen.

Plan of Correction

Accept [redacted] - 11/07/2022)

2600.18 Director of Campus services was present for the inspection on 10/19/2022 and the carbon monoxide detectors were moved immediately. All detectors are now located more than 15 feet from the source of the fuel burning appliance and in the immediate area. Monthly audits completed by Facilities team includes check of each carbon monoxide detector on campus.

Director of Facilities provided education at Facilities standup meeting on 11/4/2022. Personal Care Quality Improvement Committee meets monthly and will review monthly audits for 6 months to ensure compliance.

Licensee's Proposed Overall Completion Date: 11/04/2022

Implemented [redacted] - 11/08/2022)

132a - Monthly Fire Drill

2. Requirements

2600.

132.a. An unannounced fire drill shall be held at least once a month.

Description of Violation

There are four distinct living areas that comprise this residence: Aspen, Birch, Cedar and Lititz, and the secure dementia care unit (SDCU). Only one area completes a fire drill once a month where all residents are evacuated out of the building to the designated meeting area. The other areas of the residence are put "on alert", meaning, that the residents come out of their room and stand in the hallway for staff to document their attendance. The living area that is evacuated each month rotates between the four living areas and is different each month. Per the supervised fire drill with the Deputy Fire Chief of Manheim Township Fire Rescue on 5/31/22, all residents must be evacuated within 11 minutes. The home's current fire drill practices do not demonstrate that all residents in all living area are able to evacuate within the approved 11 minute evacuation time.

Plan of Correction

Accept [redacted] - 11/07/2022)

2600.132a Director of Campus services will conduct monthly fire drills and residents will evacuate each neighborhood monthly within the approved evacuation time provided by the Deputy Fire Chief of Manheim Township Fire Rescue - currently 11 minutes. For each monthly fire drill, the residents living in all neighborhoods will evacuate beyond the fire safe door within 11 minutes and move to the designated meeting place within the fire safe area.

Director of Facilities provided education at Facilities standup meeting on 11/4/2022 that all neighborhoods must meet the approved evacuation time. Director of Personal Care will provide education to nursing team on 11/8/2022 of the requirement to evacuate residents to the designated meeting place within the fire safe area. Personal Care Quality Improvement Committee meets monthly and will review fire drill logs to ensure compliance.

132a - Monthly Fire Drill (continued)

Licensee's Proposed Overall Completion Date: 11/08/2022

Implemented ([REDACTED] - 11/08/2022)