

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

February 8, 2023

[REDACTED] CARE HOME ADMINISTRATOR  
CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH

RE: CONCORDIA OF THE SOUTH HILLS  
1300 BOWER HILL ROAD  
MT. LEBANON, PA, 15243  
LICENSE/COC#: 44145

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/18/2023, 01/19/2023, 01/20/2023 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.

[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

**Name:** CONCORDIA OF THE SOUTH HILLS      **License #:** 44145      **License Expiration:** 03/08/2024

**Address:** 1300 BOWER HILL ROAD, MT. LEBANON, PA 15243

**County:** ALLEGHENY      **Region:** WESTERN

**Administrator**

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

**Legal Entity**

**Name:** CONCORDIA LUTHERAN MINISTRIES OF PITTSBURGH

**Address:** 1300 BOWER HILL ROAD, PITTSBURGH, PA, 15243

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

**Certificate(s) of Occupancy**

**Type:** C 2 LP      **Date:** 08/19/2002      **Issued By:** L&I

**Staffing Hours**

**Resident Support Staff:** 23      **Total Daily Staff:** 94      **Waking Staff:** 71

**Inspection Information**

**Type:** Full      **Notice:** Unannounced      **BHA Docket #:**

**Reason:** Renewal, Complaint      **Exit Conference Date:** 01/20/2023

**Inspection Dates and Department Representative**

01/18/2023 On Site: [REDACTED]

01/19/2023 On Site: [REDACTED]

01/20/2023 On Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 70      **Residents Served:** 49

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** Memory Care      **Capacity:** 12      **Residents Served:** 10

**Hospice**

**Current Residents:** 9

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 49

**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0

**Have Mobility Need:** 22      **Have Physical Disability:** 0

**Inspections / Reviews**

01/18/2023 - Full

**Lead Inspector:** [REDACTED]      **Follow Up Type:** POC Submission      **Follow Up Date:** 02/02/2023

Inspections / Reviews *(continued)*

02/02/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/08/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 02/09/2023

02/08/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/08/2023

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

In accordance with the Care Facility Carbon Monoxide Alarms Standards Act, enacted 6/23/2016, "An approved carbon monoxide alarm at a care facility shall be installed in close proximity of, but not less than 15 feet from, any fossil fuel-burning device or appliance." However, on 1/18/23 at approximately 1:22 p.m. the carbon monoxide detector located in the home's ground level mechanical room was plugged into a wall outlet approximately eleven and one half feet from the home's natural gas fired boilers.

Plan of Correction

Accept [redacted] - 02/02/2023)

This plan of correction constitutes my written allegation of compliance for the deficiencies cited. However, submission of this plan is not an admission that a deficiency exists or that one was cited correctly. This plan of correction is submitted to meet requirements established by state and federal law.

During the annual survey on 1/18/2023, it was brought to the administrator's attention that the carbon monoxide alarm was less than 15 away from the natural gas fired boilers. Maintenance immediately moved the carbon monoxide alarm so that it was at least 15 feet away from the natural gas fired boilers. Starting on 2/1/2023, ongoing compliance will be assessed by maintenance staff during weekly rounds for 1 month, then monthly for 4 months, and then quarterly. Any deficiencies will be corrected on the spot and the findings will be documented and reviewed quarterly.

Licensee's Proposed Overall Completion Date: 02/01/2023

Implemented [redacted] - 02/08/2023)

95 - Furniture and Equipment

2. Requirements

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

On 1/18/23 at approximately 2:48 p.m., the third floor resident laundry room top loading speed queen washing machine was in a state of disrepair, the washer drum barrel was cracked and separated from the agitation mechanism around approximately one half of the inner circle of the barrel.

Plan of Correction

Accept [redacted] - 02/02/2023)

This plan of correction constitutes my written allegation of compliance for the deficiencies cited. However, submission of this plan is not an admission that a deficiency exists or that one was cited correctly. This plan of correction is submitted to meet requirements established by state and federal law.

During the annual survey on 1/18/2023, it was brought to the administrator's attention that the third-floor resident laundry room top loading speed queen washing machine was in a state of disrepair. Maintenance immediately removed the washing machine and replaced it with a new washing machine. Starting on 2/1/2023, ongoing compliance will be assessed by the housekeeping supervisor during weekly rounds for 1 month, then monthly for 4 months, and then quarterly. Any deficiencies will be corrected on the spot and the findings will be documented and

95 Furniture and Equipment (continued)

*reviewed quarterly.*

Licensee's Proposed Overall Completion Date: 02/01/2023

Implemented [REDACTED] - 02/08/2023)