

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

May 23, 2023

[REDACTED], ADMINISTRATOR
CHESTNUT MANOR LLC
4926 CHESTNUT STREET
PHILADELPHIA, PA, 19139

RE: CHESTNUT MANOR
4926 CHESTNUT STREET
PHILADELPHIA, PA, 19139
LICENSE/COC#: 10188

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/24/2023, 03/07/2023, 03/10/2023, 03/17/2023, 03/22/2023, 03/30/2023 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.

Sincerely,

[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: CHESTNUT MANOR **License #:** 10188 **License Expiration:** 06/09/2023

Address: 4926 CHESTNUT STREET, PHILADELPHIA, PA 19139

County: PHILADELPHIA **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: CHESTNUT MANOR LLC

Address: 4926 CHESTNUT STREET, PHILADELPHIA, PA, 19139

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

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 13 **Total Daily Staff:** 26 **Waking Staff:** 20

Inspection Information

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

Reason: Incident **Exit Conference Date:** 03/30/2023

Inspection Dates and Department Representative

02/24/2023 - On-Site: [REDACTED]

03/07/2023 - Off-Site: [REDACTED]

03/10/2023 - Off-Site: [REDACTED]

03/17/2023 - Off-Site: [REDACTED]

03/22/2023 - Off-Site: [REDACTED]

03/30/2023 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 13 **Residents Served:** 13

Secured Dementia Care Unit

In Home:	Area:	Capacity:	Residents Served:
No			

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 13	Are 60 Years of Age or Older: 6
Diagnosed with Mental Illness: 13	Diagnosed with Intellectual Disability: 0
Have Mobility Need: 0	Have Physical Disability: 0

Inspections / Reviews

02/24/2023 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/15/2023

04/21/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/16/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/21/2023

05/23/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/16/2023

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

On 2/23/23, the home sustained significant smoke and water damage due to a fire and the subsequent effort to extinguish the fire by the fire department. On 2/23/23, Philadelphia Department of Licenses and Inspections declared the property as an unsafe structure. Philadelphia Department of L&I issued the following citations for conditions which violate the Philadelphia Code and requires that the home make the necessary repairs or take the necessary action to correct the citations prior to 3/31/23.

PM15-108.01 : UNSAFE STRUCTURE

PM15-305.1: INTERIOR UNSAFE GENERAL

A-304.1/1: ARCHITECT/ENGINEER SERVICES- indicating the owner is required to obtain the services of a professional engineer to assess and develop a plan for remediation.

On 3/22/23, Philadelphia Department of Licenses and Inspections (L&I) conducted an onsite inspection of the property and found the following conditions which violate the Philadelphia Code:

PM15-304.1: General Exterior violations.

A-301.1/26: A building permit is required for the replacement of the roof covering on a structure.

A-301.1/49: An electrical permit is required for the installation of a new service and the related wiring.

As of 3/31/23, the above violations, as cited by Philadelphia Department of L&I remain open and not corrected. The citations must be corrected in accordance with the L&I regulations and codes in order to ensure compliance with the homes Certificate of Occupancy or the Written Fire Safety Approval.

Plan of Correction

Accept ([redacted]) - 04/21/2023)

After initially receiving the violation notice due to the fire from License & Inspection around the first week in March. I immediately contacted my architect who then contacted his engineer were they both began working toward producing the necessary documents to satisfy the unsafe violation notice in order to receive the necessary permits. Since then no repair work of any kind was taking place at the property. License & Inspection has been communicating with my contractor and is requesting additional clarification and & information. The proposed date for receiving the permits would be 4/30/2023

Licensee's Proposed Overall Completion Date: 04/30/2023

Implemented ([redacted]) - 05/23/2023)

144d - Smoking Outside

2. Requirements

2600.

144.d. Smoking outside of the smoking room is prohibited.

Description of Violation

According to the Philadelphia Fire Marshal's report, on 2/23/23 a fire started at the home because a resident was smoking in a third floor bedroom. Residents of the home evacuated due to the fire. On 2/23/23, Philadelphia L&I declared the property as an unsafe structure, subsequent to the fire, and residents were not permitted to return to the

144d Smoking Outside (continued)

property and relocated to other Personal Care Homes.
The home does not permit smoking anywhere in the building.

Plan of Correction

Accept (█ - 04/21/2023)

Upon the resident's return to Chestnut Manor, all residents will be asked to hand over all cigarettes and matches to staff before going up the stair. Cigarettes and matches will be handed back to residents upon request as they make their way to the smoking area outside of the building. Additionally, all staff on duty will monitor the building on an hourly basis for compliance.

The proposed date for return back to Chestnut Manor would be on May 31, 2023

Licensee's Proposed Overall Completion Date: 05/31/2023

Implemented (█ - 05/23/2023)