

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

May 16, 2023

[REDACTED]
MT. ASSISI PLACE LLC
[REDACTED]
[REDACTED]

RE: MT. ASSISI PLACE
934 FOREST AVENUE
BELLEVUE, PA, 15202
LICENSE/COC#: 45020

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 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: MT ASSISI PLACE License #: 45020 License Expiration: 02/08/2024
 Address: 934 FOREST AVENUE, BELLEVUE, PA 15202
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: MT. ASSISI PLACE LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: Other	Date: 02/22/2023	Issued By: Ross Township
Type: C 2 LP	Date: 12/19/2000	Issued By: Labor and Industry
Type: Other	Date: 10/09/1981	Issued By: Labor and Industry

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 52 Waking Staff: 39

Inspection Information

Type: Partial Notice: Announced BHA Docket #:
 Reason: New Exit Conference Date: 04/14/2023

Inspection Dates and Department Representative

03/30/2023 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 81 Residents Served: 51

Secured Dementia Care Unit

In Home: Yes Area: 1st floor Capacity: 12 Residents Served: 0

Hospice

Current Residents: 3

Number of Residents Who:

Receive Supplemental Security Income: 9	Are 60 Years of Age or Older: 51
Diagnosed with Mental Illness: 0	Diagnosed with Intellectual Disability: 0
Have Mobility Need: 1	Have Physical Disability: 1

Inspections / Reviews

03/30/2023 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/28/2023

Inspections / Reviews (*continued*)

04/26/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/05/2023

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 05/02/2023

05/05/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/05/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 06/01/2023

05/16/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/05/2023

Reviewer: [REDACTED]

Follow-Up Type: Not Required

14c - Building Renovations

1. Requirements

2600.

14.c. If a building is structurally renovated or altered after the initial fire safety approval is issued, the home shall submit the new fire safety approval, or written certification that a new fire safety approval is not required, from the appropriate fire safety authority. This documentation shall be submitted to the Department within 15 days of the completion of the renovation or alteration.

Description of Violation

The home's most recent occupancy permit, issued by the Township of Ross on 2/22/23, indicates "mixed use" as the use class and does not indicate the specific use classes. Also, keypad locking devices were added to the following doors after the most recent occupancy permit was issued, which only unlock with use of the keypads:

- The door next to the elevator, which leads to the stairwell
- The white iron door leading into the SDCU from the hallway

Plan of Correction

Directed (redacted) - 05/05/2023

The facility has rescinded its request to open a secured dementia unit. Awaiting call back from the Ross township building inspector to void the occupancy permit for the unit.

The request to rescind the request was sent to Harrisburg on April 20, 2023.

The occupancy was not updated. Letter from the building inspector is attached.

The wander guard system has been disconnected. Please refer to the letter.

DIRECTED: By 6/1/23: The administrator shall submit photographs to the Ross Township code enforcement official verifying the white iron entry door leading into the unit has been removed. Upon receipt of the photographs, the code enforcement official will issue documentation revoking the previously-issued certificate of occupancy, dated 2/22/23, and re-instate the original certificate of occupancy. Documentation from the code enforcement official shall be kept. (redacted) 5/5/23

Directed Completion Date: 06/01/2023

Implemented (redacted) - 05/16/2023

233a - Lock Approval

2. Requirements

2600.

233.a. Doors equipped with key-locking devices, electronic card operated systems or other devices that prevent immediate egress are permitted only if there is written approval from the Department of Labor and Industry, Department of Health or appropriate local building authority permitting the use of the specific locking system.

Description of Violation

The home does not have written approval from the Department of Labor and Industry, Department of Health or appropriate local building authority for the keypad locking devices present on the following secured dementia care unit (SDCU) doors:

- The door next to the elevator, which leads to the stairwell
- The white iron door leading into the SDCU from the hallway

233a - Lock Approval (continued)

Plan of Correction

Directed () - 05/05/2023

North Hill Safe and Lock adjusted the keypads on both doors so that they no longer lock. A code is not needed to open the doors. The key pads were made inoperable on April 25, 2023 by the company that installed them. I was personally here with them and verified that the doors open freely.

DIRECTED: By 6/1/23: The administrator shall submit photographs to the Ross Township code enforcement official verifying the white iron entry door leading into the unit has been removed. () 5/5/23

Directed Completion Date: 05/02/2023

Implemented () - 05/16/2023

233b - Lock Manufacturer Statement

3. Requirements

2600.

- 233.b. A home shall have a statement from the manufacturer, specific to that home, verifying that the electronic or magnetic locking system will shut down, and that all doors will open easily and immediately when one of more of the following occurs:
 1. Upon a signal from an activated fire alarm system, heat or smoke detector.
 2. Power failure to the home.
 3. Overriding the electronic or magnetic locking system by use of a key pad or other lock-releasing device.

Description of Violation

The home does not have a statement from the manufacturer verifying the locking system on the following doors will shut down and that the doors will open easily and immediately upon a signal from an activated fire alarm system, heat or smoke detector, power failure to the home and use of a key pad or other lock-releasing device:

- The door next to the elevator, which leads to the stairwell
- The white iron door leading into the SDCU from the hallway

Plan of Correction

Directed () - 05/05/2023

Please see the above.

We are not opening a dementia unit.

The doors do not lock.

North Hills safe and lock disengaged the key pads on April 25th. The doors open feely. Normal door handles do not need added to the door or the gate. I was personally here with the company and have verified that the door and the gate open freely and easily.

DIRECTED: By 6/1/23: The administrator shall submit photographs to the Ross Township code enforcement official verifying the white iron entry door leading into the unit has been removed. () 5/5/23

Directed Completion Date: 06/01/2023

Implemented () - 05/16/2023

233d - Electronic/Magnetic System

5. Requirements

2600.

233.d. Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.

Description of Violation

The following doors in the SDCU, which open directly to the outside or into stairwells, are only monitored by a wander guard system and will only lock when a resident wearing a wander guard bracelet activates the wander guard system:

- The single glass door in the dining room
- The double glass door in the dining room
- The exit door next to bedroom #101
- The exit door leading into the stairwell next to bedroom #119

There is no electronic locking system present on the elevator, which is located in the SDCU.

Plan of Correction

Accept (█) - 05/05/2023

We are not pursuing a secured dementia and will not need a locking system on the elevator.

A letter was sent to Harrisburg rescinding our request for a dementia unit on April 20, 2023.

All doors that had the wander guard system have been deactivated and disconnected by Horizon on May 1, 2023.

The doors open freely. A bracelet will not lock any door.

Licensee's Proposed Overall Completion Date: 05/02/2023

Implemented (█) - 05/16/2023