

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

December 20, 2023

[REDACTED]  
EC OPCO SHIPPENSBURG LLC  
[REDACTED]  
[REDACTED]

RE: CELEBRATION VILLA OF  
SHIPPENSBURG  
129 WALNUT BOTTOM ROAD  
SHIPPENSBURG, PA, 17257  
LICENSE/COC#: 33375

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/01/2023, 11/02/2023 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: *CELEBRATION VILLA OF SHIPPENSBURG* License #: 33375 License Expiration: 05/30/2024  
 Address: 129 WALNUT BOTTOM ROAD, SHIPPENSBURG, PA 17257  
 County: CUMBERLAND Region: CENTRAL

**Administrator**

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

**Legal Entity**

Name: *EC OPCO SHIPPENSBURG LLC*  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *C-2 LP* Date: 07/01/1999 Issued By: *Labor and Industry*

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 51 Waking Staff: 38

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
 Reason: *Renewal* Exit Conference Date: 11/02/2023

**Inspection Dates and Department Representative**

11/01/2023 - On-Site: [REDACTED]  
 11/02/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 62 Residents Served: 47  
 Secured Dementia Care Unit  
 In Home: *No* Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: [REDACTED]  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 47  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: [REDACTED] Have Physical Disability: [REDACTED]

**Inspections / Reviews**

11/01/2023 - Full  
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: 11/24/2023

11/22/2023 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 12/18/2023  
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: 12/01/2023

Inspections / Reviews *(continued)*

11/29/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/18/2023

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: 01/02/2024

12/20/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/18/2023

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

## 132c - Fire Drill Records

**1. Requirements**

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

**Description of Violation**

*The fire drill record for the drill conducted on 06/21/23 states there were no issues during this drill. However, this fire drill went over the evacuation time due to difficulty with evacuating an immobile resident.*

*The fire drill record for the drill conducted on 10/25/23 states there were no issues during this drill. However, this fire drill went over the evacuation time due to a resident not wanting to participate in the fire drill.*

*The total number of residents evacuated is not documented on the fire drill records from March 2023 through July 2023 and October 2023. The records indicate only the number of residents evacuated to the outside of the building, rather than the total number of residents who participated in the drill.*

**Plan of Correction****Directed [REDACTED] - 11/29/2023)**

*132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.*

*Description of Violation The fire drill record for the drill conducted on 06/21/23 states there were no issues during this drill. However, this fire drill went over the evacuation time due to difficulty with evacuating an immobile resident. The fire drill record for the drill conducted on 10/25/23 states there were no issues during this drill.*

*However, this fire drill went over the evacuation time due to a resident not wanting to participate in the fire drill. The total number of residents evacuated is not documented on the fire drill records from March 2023 through July 2023 and October 2023. The records indicate only the number of residents evacuated to the outside of the building, rather than the total number of residents who participated in the drill.*

*Action: On [REDACTED], Executive Director reviewed the Fire Drill Record and the documentation required to be following regulation 132c.*

*Training: Before [REDACTED], Maintenance [REDACTED], leadership team and all staff will be re-educated on regulations 132C by Executive Director.*

*Ongoing: Beginning December 2023, the Maintenance Director and/or Executive Director will audit monthly fire drills and ensure that drills are within the evacuation time required. On [REDACTED], the Executive Director will review with residents at Resident Council the procedures of a fire drill procedures. The Executive Director will review all audits at the monthly Quality Assurance Meeting starting December 2023.*

*Proposed Overall Completion Date: 12/31/2023*

*(Directed)*

- Executive Director was re-educated via State Auditor, about the required documentation for the PA state for fire drills with aid from the Regulatory Compliance Guide (RCG). Executive Director will continue to use state recommended fire drill form ("Adult Residential Licensing-Personal Care Home Fire Drill Record-55 PA. Code 2600.132c") with new knowledge and education to do so correctly. Executive Director will provide a written example of correct completion of the proposed DHS form along with the TELS fire evacuation report on or*

**132c - Fire Drill Records (continued)**

before 12/1/2023.

- Before 12/31/2023, Maintenance Director, leadership team and all staff will be re-educated on regulations 132C by Executive Director. A sign in sheet post-training will be provided via Sanswrite.

**Directed Completion Date:** 12/31/2023

**Implemented** [REDACTED] - 12/20/2023)

**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 has a maximum safe evacuation time specified in writing within the past year by a fire safety expert. The fire safety expert provided a safe evacuation time of 4 minutes and 37 seconds on 05/09/23.

The home exceeded the safe evacuation time during the following drills:

The fire drill on 06/21/23 had an evacuation time of 13 minutes.

The fire drill on 07/24/23 had an evacuation time of 7 minutes.

The fire drill on 08/24/23 had an evacuation time of 7 minutes and 35 seconds.

The fire drill on 09/21/23 had an evacuation time of 6 minutes and 20 seconds.

The fire drill on 10/25/23 had an evacuation time of 9 minutes and 56 seconds.

**Plan of Correction**

**Directed** [REDACTED] - 11/29/2023)

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 has a maximum safe evacuation time specified in writing within the past year by a fire safety expert. The fire safety expert provided a safe evacuation time of 4 minutes and 37 seconds on 05/09/23. The home exceeded the safe evacuation time during the following drills: The fire drill on 06/21/23 had an evacuation time of 13 minutes. The fire drill on 07/24/23 had an evacuation time of 7 minutes. The fire drill on 08/24/23 had an evacuation time of 7 minutes and 35 seconds. The fire drill on 09/21/23 had an evacuation time of 6 minutes and 20 seconds. The fire drill on 10/25/23 had an evacuation time of 9 minutes and 56 seconds.

**Action:** On 11/3/2023, Executive Director contacted Fire chief to review and adjust evacuation time based on prior years' time, with adjustments for current census, levels of care and immobility. [REDACTED] allotted 15 minutes for evacuation time for the community.

**Training:** Prior to 12/31/2023, Maintenance Director and leadership team and all staff will be re-educated on regulations 132d by Executive Director.

**Ongoing:** Beginning December 2023, the Executive Director will perform monthly audits alongside Maintenance Director to ensure that all fire drills are performed in the required time frame. The Executive Director will review all audits at the monthly Quality Assurance Meeting starting in December 2023.

**Proposed Overall Completion Date:** 12/31/2023.

**132d - Evacuation (continued)**

(Directed)

- The fire drill on 06/21/23 had an evacuation time of 13 minutes, this fire drill went over the evacuation time due to difficulty with evacuating an immobile resident.
- The fire drill on 10/25/23 had an evacuation time of 9 minutes and 56 seconds, this fire drill went over the evacuation time due to a resident not wanting to participate in the fire drill.
- On 11/1/2023 alongside Maintenance Director and State Auditor, the Executive Director contacted the borough fire chief in charge of conducting annual supervised fire drill and requested a verbal review of the initially provided allotment of evacuation time. As compared to previous years, the allotted evacuation time was much lower, by over half. The Borough Fire Chief agreed to issue a verbal order of new evacuation allotment time.
- On 11/02/2023, Executive Director and Maintenance Director were provided training via State Auditor, during inspection of PA DHS 2600 fire drill regulations utilizing the Regulatory Compliance Guide (RCG). Executive Director and Maintenance Director will hold a mandatory resident council meeting, in which residents will be re-educated on the importance of fire drills and the mandating of participation by [REDACTED]. A sign in sheet post-council will be provided via Sanswrite. Executive Director will provide written notification and education on the importance of resident participation in fire drills to responsible parties, to be mailed with next billing statement by [REDACTED]. See attachment A.

Directed Completion Date: 12/31/2023

Implemented [REDACTED] - 12/20/2023)