

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

January 6, 2025

[REDACTED]
LIFESPACE COMMUNITIES INC
[REDACTED]

ATTN: ACCOUNTS PAYABLE
[REDACTED]

RE: FRIENDSHIP VILLAGE OF SOUTH
HILLS
1296 BOYCE ROAD
UPPER SAINT CLAIR, PA, 15241
LICENSE/COC#: 45077

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/31/2024, 11/01/2024 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: FRIENDSHIP VILLAGE OF SOUTH HILLS License #: 45077 License Expiration: 11/18/2024
 Address: 1296 BOYCE ROAD, UPPER SAINT CLAIR, PA 15241
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: LIFESPACE COMMUNITIES INC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: 105 Waking Staff: 79

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 11/06/2024

Inspection Dates and Department Representative

10/31/2024 - On-Site: [REDACTED]
 11/01/2024 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 102 Residents Served: 76

Special Care Unit
 In Home: Yes Area: 1st Floor Memory Cre Capacity: 32 Residents Served: 29

Hospice
 Current Residents: 12

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 76
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 1
 Have Mobility Need: 29 Have Physical Disability: 0

Inspections / Reviews

10/31/2024 Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/04/2024

12/06/2024 - POC Submission

Submitted By: [REDACTED] Date Submitted: 01/06/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/12/2024

Inspections / Reviews *(continued)*

12/10/2024 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/06/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 12/31/2024

01/06/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/06/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

220b Assisted living services

1. Requirements

2800.

220.b. Assisted living services. The residence shall, at a minimum, provide the following services:

- 4. Assistance with performing ADLs and IADLs in accordance with § 2800.23 and 2800.24 (relating to activities; and personal hygiene).

Description of Violation

The residence is required to provide assistance with performing ADL's and IADL's to residents; however, the residence's description of services indicates the residence will not provide ADL services to residents who "require total assistance with 2 or more activities of daily living".

Plan of Correction

Accept () - 12/10/2024)

Friendship Village of South Hills has changed the language in our contract. Section 10.1.3 of our contract was changed to "Requires assistance of two or more staff with activities of daily living. "Assistance" means staff or another individual performs the entire activity of daily living without the participation by the resident." (see attached contract) All residents and responsible parties to be notified in writing of the contract changes by () with an effective date of ().

All future changes to the contract will be monitored by the Administrator and Lifespace Legal Team.

Licensee's Proposed Overall Completion Date: 01/31/2025

Implemented () - 01/06/2025)

2. Requirements

2800.

220.b. Assisted living services. The residence shall, at a minimum, provide the following services:

- 11. Basic cognitive support services as defined in § 2800.4 (relating to definitions).

Description of Violation

The residence is required to provide basic cognitive support services to residents; however, the residence's description of services indicates the residence will not provide services to residents who are "not able to communicate () or () needs, either verbally or nonverbally, and () Resident Representative does not live with the Resident in the Assisted Living Community".

Plan of Correction

Accept () - 12/10/2024)

Friendship Village of South Hills has changed the language in our contract. Section 10.1.2 of our contract was changed to "Exceeds level three of care as defined by Community Functional Evaluation" (see attached contract). A resident would exceed a level 3 care level when the resident scores greater than 27 points on the functional evaluation.

All residents and responsible parties to be notified in writing of the contract changes by () with an effective date of ().

All future changes to the contract will be monitored by the Administrator and Lifespace Legal Team.

Licensee's Proposed Overall Completion Date: 01/31/2025

Implemented () - 01/06/2025)

228b Discharge or transfer

3. Requirements

2800.

228b Discharge or transfer (continued)

228.b. If the residence initiates a transfer or discharge of a resident, or if the legal entity chooses to close the residence, the residence shall provide a 30-day advance written notice to the resident, the resident's family or designated person and the referral agent citing the reasons for the transfer or discharge. This shall be stipulated in the resident-residence contract.

Description of Violation

On [REDACTED], resident [REDACTED] was discharged from the residence; however, no 30 day advance written notice was provided by the residence to resident [REDACTED], resident [REDACTED] family or resident [REDACTED] designated person.

Plan of Correction

Accept [REDACTED] - 12/10/2024)

Administrator to monitor all discharges to ensure that we are in compliance with issuing 30 day notices of discharge to residents and responsible persons. The Administrator is responsible for ensuring that the resident discharge is valid in accordance with 2800.228h prior to issuance of the written 30 day notice. All discharge letters to be kept in binder in the administrator's office to ensure ongoing compliance.

Licensee's Proposed Overall Completion Date: 12/06/2024

Implemented [REDACTED] - 01/06/2025)

231b Medical evaluation

4. Requirements

2800.

231.b. Medical evaluation. A resident or potential resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner, documented on a form provided by the Department, within 60 days prior to admission.

1. Documentation for a special care unit for residents with Alzheimer's disease or dementia must include the resident's diagnosis of Alzheimer's disease or dementia and the need for the resident to be served in a special care unit.

Description of Violation

Resident [REDACTED] was transferred to the residence's special care unit (SCU) on [REDACTED] however, resident [REDACTED] most recent medical evaluation, dated [REDACTED], does not indicate the need for resident [REDACTED] to be served in the SCU.

Plan of Correction

Accept [REDACTED] - 12/06/2024)

Resident [REDACTED] ADME was updated to reflect resident's need for SCU on [REDACTED] and signed by [REDACTED] PCP (see attached ADME). All ADMEs in the SCU were audited on [REDACTED] to ensure all resident had a present order for the SCU. No other issues were identified in the audit. Nurse Care Coordinator was re trained on SCU ADMEs on [REDACTED] (see attached inservice). Nurse Care Coordinator to review all annual ADMEs to ensure ongoing compliance.

Licensee's Proposed Overall Completion Date: 12/03/2024

Implemented [REDACTED] - 01/06/2025)