

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

December 17, 2024

[REDACTED]
LAKEWOOD SENIOR LIVING-DRUMS LLC
[REDACTED]

RE: FRITZINGERTOWN SENIOR LIVING
COMMUNITY
159 SOUTH OLD TURNPIKE ROAD
DRUMS, PA, 18222
LICENSE/COC#: 20166

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/25/2024 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: FRITZINGERTOWN SENIOR LIVING COMMUNITY License #: 20166 License Expiration: 12/19/2024
Address: 159 SOUTH OLD TURNPIKE ROAD, DRUMS, PA 18222
County: LUZERNE Region: NORTHEAST

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: LAKEWOOD SENIOR LIVING-DRUMS LLC
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 113 Waking Staff: 85

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Incident Exit Conference Date: 11/25/2024

Inspection Dates and Department Representative

11/25/2024 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information
License Capacity: 164 Residents Served: 84
Secured Dementia Care Unit
In Home: Yes Area: NA Capacity: 64 Residents Served: 24
Hospice
Current Residents: 6
Number of Residents Who:
Receive Supplemental Security Income: 2 Are 60 Years of Age or Older: 83
Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 1
Have Mobility Need: 29 Have Physical Disability: 0

Inspections / Reviews

11/25/2024 Partial
Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 12/15/2024

12/12/2024 - POC Submission
Submitted By: [Redacted] Date Submitted: 12/17/2024
Reviewer: [Redacted] Follow-Up Type: Document Submission Follow-Up Date: 12/17/2024

Inspections / Reviews *(continued)*

12/17/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/17/2024

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 12/20/2024

12/17/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/17/2024

Reviewer: [REDACTED]

Follow Up Type: Not Required

132b - Safety Inspection/Fire Drill

1. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The home did not have documentation that a fire safety inspection and fire drill was conducted by a fire safety expert within the past 12 months. The home's last fire safety inspection was conducted on [REDACTED]

Plan of Correction**Accepted [REDACTED] - 12/12/2024)**

The annual fire safety inspection for our facility, scheduled with Fire and Life Safety in September 2024, was not completed as planned. On the date of the scheduled inspection, this Administrator informed the inspector that there were a few asymptomatic COVID-19 cases in the facility. The inspector opted to postpone the inspection, citing the intent to reschedule within two weeks.

Since that time, this Administrator has made multiple attempts to follow up with Fire and Life Safety, including sending several emails and making repeated phone calls to request a rescheduled inspection. Despite these efforts, Fire and Life Safety has not yet rescheduled the inspection as of the date of this Plan of Correction (POC).

Copies of emails to Fire and Life Safety are attached .

To address this delay, the following corrective actions had been taken:

Several calls had been placed to other qualified fire safety inspection firms to identify an alternative provider. Outreach had been made to the local fire chief to explore options for completing the required inspection.

The Valley Regional Fire Department Chief, [REDACTED] will perform a fire safety inspection at 2:30 pm on Thursday, December 12, 2024.

Written report will be forwarded to the department as well as added to this POC immediately upon receipt of the report.

Licensee's Proposed Overall Completion Date: 12/17/2024

Implemented [REDACTED] - 12/17/2024)

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's last fire safety inspection and drill was conducted on [REDACTED]. The home has not had an updated fire inspection or supervised drill in the last 12 months. Therefore, the home would have to evacuate all residents within 2 minutes and 30 seconds. The home's fire drills indicate that on [REDACTED] the time of evacuation was 7 minutes and 25 seconds. The drill log states that on [REDACTED] the time of evacuation was 10 minutes and 40 seconds. These times are not in compliance with 2 minutes and 30 seconds.

132d - Evacuation (continued)

Plan of Correction**Accept** [REDACTED] - 12/12/2024)

We acknowledge that the annual fire safety inspection for 2024 was not performed within the designated timeframe. However, we would like to provide clarity regarding the timing of fire drills for our facility.

Given the size and floor plan of our facility, past fire safety inspections have determined that 11 minutes is a realistic and appropriate time for completing fire drills. This time allocation ensures the safety and orderly evacuation of our residents and staff.

In all fire drills conducted during 2024, we have consistently met or exceeded this 11-minute benchmark. While we are aware of the default recommendation of 2 minutes and 30 seconds for evacuation, this timing is not feasible or safe for our facility due to its unique characteristics.

We remain committed to ensuring compliance with fire safety standards and prioritizing the safety of everyone within our facility. Steps have been taken to schedule and complete the overdue inspection promptly.

The Valley Regional Fire Department Chief, [REDACTED] will perform a fire safety inspection at 2:30 pm on Thursday, December 12, 2024.

Written report will be forwarded to the department as well as added to this POC immediately upon receipt of the report.

Licensee's Proposed Overall Completion Date: 12/17/2024

Implemented [REDACTED] - 12/17/2024)

132h - Designated Meeting Place

3. Requirements

2600.

132.h. Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

Description of Violation

The home's fire drill record indicates the home is not alternating exit routes during monthly fire drills. The home fire drill log indicates the home used the front, back and apt exits during all the monthly fire drills.

Plan of Correction**Accept** [REDACTED] 12/12/2024)

Our facility's established practice is to alternate exit routes during each fire drill, ensuring familiarity with all evacuation pathways. Recently, new hires in the maintenance department, responsible for conducting fire drills, were unfamiliar with this regulatory requirement.

To address this issue, the following corrective actions have been implemented:

Reinservicing Maintenance Personnel: All maintenance staff have been reinserviced on the importance and requirements of alternating exit routes during fire drills.

Reinservicing Department Heads: Current department heads have also been reinserviced to reinforce their understanding of this regulation and their responsibility in maintaining compliance.

The Administrator will monitor monthly fire drill log to ensure compliance to this regulation.

Reinservicing records are attached .

132h Designated Meeting Place (continued)

These measures will ensure consistent adherence to the regulation and enhance the safety of our residents and staff during emergency drills.

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

Implemented [REDACTED] - 12/17/2024)