

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

April 9, 2025

[REDACTED]
RENAISSANCE HOME NORTHAMPTON LLC
[REDACTED]

RE: RENAISSANCE HOME
NORTHAMPTON
1001 WASHINGTON AVENUE
NORTHAMPTON, PA, 18067
LICENSE/COC#: 22701

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/03/2024 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: *RENAISSANCE HOME NORTHAMPTON* License #: *22701* License Expiration: *10/31/2025*
 Address: *1001 WASHINGTON AVENUE, NORTHAMPTON, PA 18067*
 County: *NORTHAMPTON* Region: *NORTHEAST*

Administrator

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

Legal Entity

Name: *RENAISSANCE HOME NORTHAMPTON LLC*
 Address: [Redacted]
 Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *12/01/1995* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *32* Waking Staff: *24*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #: [Redacted]
 Reason: *Complaint* Exit Conference Date: *10/03/2024*

Inspection Dates and Department Representative

10/03/2024 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *60* Residents Served: *30*

Secured Dementia Care Unit
 In Home: *No* Area: [Redacted] Capacity: [Redacted] Residents Served: [Redacted]

Hospice
 Current Residents: *2*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *30*
 Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *1*
 Have Mobility Need: *2* Have Physical Disability: *0*

Inspections / Reviews

10/03/2024 Partial
 Lead Inspector: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *11/02/2024*

11/13/2024 - POC Submission
 Submitted By: [Redacted] Date Submitted: *11/05/2024*
 Reviewer: [Redacted] Follow-Up Type: *POC Submission* Follow-Up Date: *11/18/2024*

Inspections / Reviews *(continued)*

03/19/2025 POC Submission

Submitted By: [REDACTED] Date Submitted: 11/22/2024
Reviewer: [REDACTED] Follow Up Type: *Bypass Document
Submission*

04/09/2025 Bypass Document Submission

Submitted By: [REDACTED] Date Submitted: 03/19/2025
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

The home had a number of legal violations assigned by the Northampton Borough Code Office related to having unusable stairs that are considered exit routes from the 1st and 2nd floor of the home. The following violations were found by the Northampton Borough Code Office:

2018 IFC – Section 111.1.1 – Unsafe Conditions – Structures of existing equipment that are or hereafter become unsafe of deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. The egress stairs located on your property are completely unsafe and not in compliance with the code.

2018 IFC – Section 1028: Exit Discharge – The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The steps located from division 1 and division 2 do not provide this. They are in a complete state of disrepair and need to be replaced since this is a primary means of egress for this wing of your facility.

2018 IFC – Section 1027.2 – Use in a means of egress – For occupancies in other than Group I-2, exterior stairways and ramps shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or that are not high-rise buildings. The exterior stairways are required and need to be maintained in good condition.

2018 IPMC – Section 304.1.1 (12) – Unsafe Conditions – Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. The stairs do not meet this requirement. The balcony area appears to be sagging. A support post appears to be unanchored.

Northampton Borough Code Office provided the following timeline for repairs

Please make all necessary repairs to this means of egress within thirty (30) days of [REDACTED]. A reinspection of this property will occur on [REDACTED]. As per the 2018 IFC – Section 110.2, you as the owner are responsible for the abatement of these violations.

Please be sure to apply for and obtain all necessary building permits as soon as possible. The zoning office will be able to help you obtain your permit(s) and can be contacted at [REDACTED].

Failure to comply with this notice will result in citations being issued against the property owner(s) at the District Court 03-3-01. It also will prompt a review of your allowable occupant load to ensure that your occupant load is within the requirements of the 2018 International Fire Code Section 1004.

Plan of Correction

Accept [REDACTED] - 11/13/2024)

- 1. The first floor exit with the 3 stairs were temporarily stabilized on 10/8/2024 in order to make a safe and appropriate area of the home on the first floor available for all the residents who were affected. This temporary fix was approved by the borough as safe and valid as long as these stairs were still included in the construction plans to be replaced in full.*
- 2. The residents and the families that were affected were notified of the plan to replace the stairs, and the requirement by DHS to move the residents into a safe area until the repairs were completed.*
- 3. The resident were all moved from second floor rooms to first floor rooms on 10/10/2024.*

18 Compliance With Laws (continued)

- 4. The architect plans were submitted to the borough and were approved by 10/21/2024. Permits were received.
- 5. The old set of stairs both first and second floor were removed on 10/25/2024.
- 6. The contractor completed the first floor exit stairs of 3 steps on 10/29/2024.
- 7. The contractor is completing the second floor exits stairway projected 11/1/2024.
- 8. The borough will reinspect the property on 11/7/2024.

Licensee's Proposed Overall Completion Date: 11/06/2024

Implemented [REDACTED] - 04/09/2025)

88a - Surfaces

2. Requirements

2600.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

The home has two sets of exit doors in the front of the building. The first floor exit leads to the 3 stairs which are unusable due to disrepair. The second floor exit leads to 17 stairs which are unusable due to issues of disrepair.

The 1st floor bedroom hallway across from room [REDACTED] and in front of the bathroom has carpet with duct tape to keep it down when entering the 1st floor bathroom.

The hallway of the 1st floor across from bedroom [REDACTED] had multiple paint chips and bare places without paint.

Plan of Correction

Accept [REDACTED] - 12/02/2024)

In regards to the 2 sets of exit doors: see POC for 1. above.

In regards to the hallway ways and carpet:

The walls are being redone with wainscoting, which will correct the bare places without paint and will also prevent further chipping of paint, which is mostly caused by wheelchairs hitting the walls and corners. The wainscoting is already at the facility and the maintenance team are scheduled to begin work this coming week.

The flooring will be replaced as soon as the walls are complete. The new flooring was ordered and delivered. After the wainscoting is complete the carpet will be removed, the floor cleaned off and the new flooring which is the laminate wood flooring will be laid down.

Update: The wainscoting installation was completed today, and the maintenance team started painting the wainscoting today. The paint job should be completed by the middle of next week estimated completion November 27th.

Carpet: Now that the wainscoting is completed, the old carpet will start to be pulled up on Monday November 25, and replaced with the flooring. The maintenance team estimate that the new laminate wood flooring will be completed by the end of the week of December 6.

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

Implemented [REDACTED] - 04/09/2025)

121a - Unobstructed Egress

3. Requirements

2600.

121a - Unobstructed Egress (continued)

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

The home has two sets of exit doors in the front of the building. The first-floor exit leads to the 3 stairs which are unusable due to disrepair. The second-floor exit leads to 17 stairs which are unusable due to issues of disrepair.

Plan of Correction

Accept [redacted] - 12/02/2024)

1. The first floor exit with the 3 stairs were temporarily stabilized on [redacted] in order to make a safe and appropriate area of the home on the first floor available for all the residents who were affected. This temporary fix was approved by the borough as safe and valid as long as these stairs were still included in the construction plans to be replaced in full.
2. The residents and the families that were affected were notified of the plan to replace the stairs, and the requirement by DHS to move the residents into a safe area until the repairs were completed.
3. The resident were all moved from second floor rooms to first floor rooms on 10/10/2024.
4. The architect plans were submitted to the borough and were approved by 10/21/2024. Permits were received.
5. The old set of stairs both first and second floor were removed on 10/25/2024.
6. The contractor completed the first floor exit stairs of 3 steps on 10/29/2024.
7. The contractor is completing the second floor exits stairway projected 11/1/2024.
8. The borough will reinspect the property on 11/7/2024.

Licensee's Proposed Overall Completion Date: 11/22/2024

Implemented [redacted] 04/09/2025)

132b - Safety Inspection/Fire Drill

4. 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 has not had a supervised fire drill by a fire safety expert since [redacted].

Plan of Correction

Accept [redacted] - 12/02/2024)

The supervised fire drill is scheduled with the Northampton Fire Company on November 18th at 5:30pm.
 The Borough will give the home a letter as proof of the fire drill.
 The administrator will monitor compliance by scheduling the supervised fire drill on a yearly basis, so the next drill will be completed sometime next year on or before 11/18/2025 based on the availability of the fire department.
 Update: The supervised fire drill was completed on 11/18/2025. The administrator will monitor ongoing compliance.

Licensee's Proposed Overall Completion Date: 11/22/2024

Implemented [redacted] - 04/09/2025)

132d - Evacuation

5. Requirements

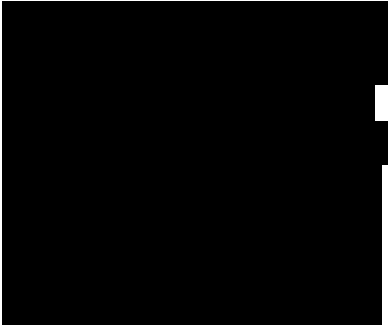
2600.

132d Evacuation (continued)

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 does not have a maximum safe evacuation time specified in writing by a fire safety expert since [REDACTED]. The home exceeded an evacuation time of 2 minutes 30 seconds during the following drills:



Plan of Correction

Accept [REDACTED] - 12/02/2024)

The fire safety expert has been contacted to return to the building to re inspect the external stairs in order to produce the final report and then the letter which will give us the evacuation times needed for the building.

Update: the fire safety expert came to the building and saw the completed steps on November 11th. I spoke with [REDACTED] today on the phone and [REDACTED] promised that [REDACTED] would complete the letter. I do not have the completed letter in hand, but will receive it hopefully before the end of next week.

The administrator is responsible to obtain a fire safety letter yearly, and the administrator will monitor ongoing compliance.

Licensee's Proposed Overall Completion Date: 11/27/2024

Implemented [REDACTED] - 04/09/2025)

132g - Fire Drills Days/Times

6. Requirements

2600.

132.g. Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

Description of Violation

The home routinely holds fire drills between the 24th and 31st of the month as evidenced by the following drills:



132g - Fire Drills Days/Times (continued)

9-24-24.

Plan of Correction

Accept ([REDACTED] - 12/02/2024)

The fire drills are held on different days of the week, at different times of the day and night, and not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low. Although the drills meet the letter of the law and fulfill the requirements, it is also a good idea not to have all of the drills take place in the last two weeks of the month. The administrator has requested that the company that runs the fire drills, Crocker, would change their schedules to include days in the first 2 weeks. It is already too late to change that for November, but the request has been made to have a fire drill in the first 2 weeks of the month in December. The administrator will monitor ongoing compliance.

Licensee's Proposed Overall Completion Date: 12/18/2024

Implemented ([REDACTED] - 04/09/2025)