



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Aging and Long-Term Support Administration
PO Box 45600, Olympia, WA 98504-5600

September 22, 2015

CERTIFIED MAIL 7007 1490 0003 4197 0299

Administrator
Spring Manor
1103 16th Avenue
Seattle, WA 98122

Assisted Living Facility License #1150
Licensee: Community House Mental Health Agency

**IMPOSITION OF CONDITIONS ON A LICENSE AND
CONTINUED STOP PLACEMENT ORDER PROHIBITING ADMISSIONS**

Dear Administrator:

On September 10, 2015, the Department of Social and Health Services (DSHS), Residential Care Services completed an inspection/investigation at your facility. This letter constitutes formal notice of imposition of conditions on the license and stop placement order prohibiting admissions for your assisted living facility, also known as **Spring Manor**, located at **1103 16th Avenue, Seattle**, by the State of Washington, Department of Social and Health Services. These actions are taken under the authority granted pursuant to Laws of 1998, Chapter 272 and RCW 18.20.190.

The conditions on the license and stop placement order prohibiting admissions are based on the following violations of the RCW and/or WAC as described in the attached Statement of Deficiencies (SOD) report dated **September 10, 2015**.

Stop Placement order prohibiting admissions

WAC 388-78A-2100(1)(3) – On-going assessments.

The licensee failed to ensure required assessment information regarding the ability to leave the facility unsupervised was included in the Annual and On-going assessment for one resident.

WAC 388-78A-2600(1)(c)(2)(i) – Policies and procedures.

The licensee failed to ensure the facility developed a policy and system to monitor the whereabouts for residents when one resident was missing and found deceased in the community, develop and implement a system to ensure safe smoking practices and implement their bed bug policy to prevent re-occurring infestation and bites.

WAC 388-78A-2700(2)(a) – Safety measures and disaster preparedness.

The licensee failed to ensure the premises to minimize fire, electrical and household-hazards for residents.

WAC 388-78A-2730(1)(a)(b) – Licensee’s responsibilities.

The licensee failed to assume its responsibility to residents for the operation of the facility and promote safe, adequate and quality care.

This is a repeat citation from November 10, 2014.

WAC 388-78A-3090(1)(a)(b)(c)(d) – Maintenance and housekeeping.

The licensee failed to provide a safe, sanitary, well maintained environment for residents.

The stop placement order prohibiting admissions to your assisted living facility via **verbal** notice on **August 25, 2015** remains unchanged.

During the stop placement, you may not admit any new resident to your assisted living facility. In addition, you may not allow any resident who was absent from the home due to a temporary non-out-patient stay (not including out-patient treatment) at a hospital, nursing home or other treatment center to return during the stop placement unless you obtain advance approval from the department. You may request such approval by contacting James Sherman, Field Manager at (253) 234-6020.

Because it may not be possible to reach the Field Manager on a weekend or holiday, any pre-approval requests should be made as soon as possible during the business week. Such exceptions are made at the sole discretion of the department on a case-by-case basis. The department may impose sanctions or take other legal action if you fail to comply with the stop placement of admissions.

The department will terminate the stop placement order prohibiting admissions when the violations necessitating the stop placement have been corrected and you exhibit the capacity to maintain adequate care and service.

Conditions on License

WAC 388-78A-2100(1)(3) – On-going assessments.

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The licensee failed to provide a safe, sanitary, well maintained environment for residents.

The department has determined that the following conditions shall be placed on your assisted living facility license:

The licensee must hire a consultant by October 21, 2015, not associated with the facility and experienced with Assisted Living Facility laws and regulations, to assist in the development, modification, if needed, and implementation of policies and procedures as follows:

- *Address how staff is to supervise/monitor residents including accounting for residents who leave the premises.*
- *Bed bug infestations and prevention including but not limited to housekeeping, bed bug treatment regimes, use of specified equipment/supplies in prevention of bed bugs and maintaining an accurate log to ensure a recording of the bed bug treatments.*

- *Facility must adequately prepare for pest control treatments as directed by the exterminator.*
- *Smoking to include safe smoking designated smoking areas and guidelines for how facility staff is to handle implementation of the policy to ensure resident safety.*

The consultant will assist the licensee/Administrator in training all staff on revised, modified and/or developed policies and procedures and provide staff training log for department review demonstrating all training is completed by November 13, 2015.

The facility must designate a staff person on each shift to monitor that all residents observe safe smoking and ensure only smoking in designated areas utilizing the appropriate receptacles for safe extinguishing of smoking paraphernalia.

All facility staff will be trained on smoking safety by the State Fire Marshall staff to be completed by October 21, 2015 upon State Fire Marshall availability.

The consultant will assist the licensee/facility to develop and implement a daily cleaning schedule, on all three shifts, where house-keeping and staff share responsibilities for keeping the assisted living facility clean and sanitary under the supervision of the Administrator.

The licensee/facility will create a maintenance schedule for surveillance and timely follow-through of physical plant and resident furniture maintenance and repairs and/or replacement of depreciated furniture and equipment. The facility will clearly document completion or status of maintenance work orders.

The licensee/facility will deep clean all bathrooms, commons areas and fix any grout, flooring and fixtures requiring repairs.

The facility must ensure water leaks and/or electrical issues must be inspected by a certified/licensed plumber and/or electrician to determine an appropriate plan to remedy the problem enhancing resident safety.

The licensee will inspect the facility on a monthly basis to ensure a clean, safe and sanitary environment is maintained and provide the Department with a written report for review.

The licensee/facility will provide the consultant with the Statement of Deficiencies (SOD) report dated September 10, 2015.

The consultant will be available to the Department for questions.

The conditions will remain in effect until the facility demonstrates sustained compliance with the deficiencies identified in the Statement of Deficiencies (SOD) report dated September 10, 2015.

The licensee must post this Notice of Conditions of Operation, with the license, in a visible location in a common use area.

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These conditions are effective on **September 22, 2015** and remain in effect until lifted by formal Department of Social and Health Services notice.

NOTE: These are the violations which resulted in the conditions on a license and stop placement order prohibiting admissions; see the attached Statement of Deficiencies for any additional violations.

Attestation (Plan of Correction):

Return the enclosed SOD within 10 calendar days with the following:

- The date you have or will have each deficiency corrected;
- A signature and date attesting that you are taking actions to correct and maintain correction for each cited deficiency.

Return the signed and dated SOD to:

James Sherman, Field Manager
Region 2, Unit D
20425 – 72nd Avenue South, Suite 400
Kent, WA 98032-2388
Phone: (253) 234-6020 / Fax: (253) 395-5071

Appeal Rights:

You have two appeal rights: Informal Dispute Resolution (IDR) and an Administrative Hearing. Each has a different request timeline.

Informal Dispute Resolution [RCW 18.20.195]

You have an opportunity to challenge the deficiencies and/or enforcement actions through the state's IDR process. **All IDR requests must be in writing and include:**

- The deficiencies you are disputing; and
- The method of review you prefer (face-to-face, telephone conference or documentation review).

The written request must be received by the 10th working day from receipt of this letter.

During the IDR process you will have the opportunity to present written and/or oral evidence to dispute the deficiencies.

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Send your written request to:

Informal Dispute Resolution Program Manager
Residential Care Services
PO Box 45600
Olympia, Washington 98504-5600
Fax (360) 725-3225

Formal Administrative Hearing

You may contest the conditions on a license and stop placement order prohibiting admissions by requesting a formal administrative hearing to challenge the deficiencies which resulted in the conditions on a license and stop placement order prohibiting admissions. **All hearing requests must be in writing and include:**

- A copy of this letter; and
- A copy of the Statement of Deficiencies.

The written request must be received within twenty-eight (28) calendar days of receipt of this letter.

Send your **written** request to:

Office of Administrative Hearings
PO Box 42489
Olympia, Washington 98504-2489

If you have any questions, please contact James Sherman, Field Manager at (253) 234-6020.

Sincerely,



Dina Longen-Grimes, RN, MSN
Compliance Specialist
Residential Care Services

Enclosure

cc: Field Manager, Region 2, Unit D
RCS Regional Administrator, Region 2
HCS Regional Administrator, Region 2
DDA Regional Administrator, Region 2
WA LTC Ombuds
Office of Financial Recovery, Vendor Program Unit
Valentina Karnafel, HCS
HQ Central Files
ndl