



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20816 44th Ave West, Suite 240, Lynnwood, WA 98036-7744

December 11, 2020

CSH Queen Anne Lessee, LLC
Queen Anne Manor
100 Crockett St
Seattle, WA 98109

RE: Queen Anne Manor License #2367

Dear Administrator:

On December 4, 2020 the Department completed a review of communication and / or documents from you indicating that you have corrected the deficiency or deficiencies cited in the report/s dated February 20, 2020.

Based on the review of this information the Department finds the deficiency or deficiencies have been corrected. Your facility meets the assisted living facility licensing requirements.

The Department staff who did the off-site verification:
Nancy Mitchell, Community Licensor

If you have any questions please, contact me at (425) 670-6071.

Sincerely,

Susan Hajek, Field Manager
Region 2, Unit J
Residential Care Services



**Residential Care Services
Investigation Summary Report**

Provider/Facility: Queen Anne Manor (960801) **Intake ID(s):** 3692548
License/Cert. #: AL2367
Investigator: Hajek, Susan **Region/Unit:** RCS Region 2/Unit J **Investigation Date(s):** 02/20/2020 through 02/20/2020
Complainant Contact Date(s):

Allegations:

The facility failed a reinspection by the State Fire Marshal and continues to be in violation of the Life Safety Code.

Investigation Methods:

- Sample:** residents
- Observations:** facility environment including alarm panel in main foyer
- Interviews:** Administrator
- Record Reviews:** State Fire Marshal inspection reports

Allegation Summary:

The facility hired a company to complete a confident test for the emergency generator and fire doors. The Maintenance Director directed the Administrator to look on the outside of the fire panel box to validate the test had been done. A sticker stating the inspections were completed 1/20 and 2/20 was observed. The Administrator stated there was no paperwork to confirm the work had been completed as it had not been received by the facility yet. The facility remains out of compliance with the Life Safety Code.

Unalleged Violation(s): **Yes** **No**

Conclusion / Action: **Failed Provider Practice Identified / Citation(s) Written** **Failed Provider Practice Not Identified / No Citation Written**

See Statement of Deficiency dated 02/20/20 WAC 388-78A-2040 (2)



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Statement of Deficiencies	License #: 2367	Completion Date
Plan of Correction	Queen Anne Manor	February 20, 2020
Page 1 of 3	Licensee: CSH Queen Anne Lessee, LLC	

You are required to be in compliance at all times with all licensing laws and regulations to maintain your assisted living facility license.

This document references the following complaint number: 3692548

The department has completed data collection for the unannounced on-site complaint investigation on 2/20/2020 of:

Queen Anne Manor
 100 Crockett St
 Seattle, WA 98109

The following sample was selected for review during the unannounced on-site complaint investigation : 0 of 62 current residents and 0 former residents.

The department staff that inspected and investigated the assisted living facility:
 Susan Hajek, Field Manager

From:
 DSHS, Aging and Long-Term Support Administration
 Residential Care Services, Region 2, Unit J
 20816 44th Ave West, Suite 240
 Lynnwood, WA 98036-7744
 (425)670-6071

As a result of the on-site complaint investigation the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

<u>Susan Hajek</u>	<u>2/20/20</u>
Residential Care Services	Date

I understand that to maintain an assisted living facility license I must be in compliance with all the licensing laws and regulations at all times.

<u>WRH</u>	<u>3/4/2020</u>
Administrator (or Representative)	Date

This document was prepared by Residential Care Services for the Locator website.

WAC 388-78A-2040 Other requirements.

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

This requirement was not met as evidenced by:

Based on record review and interview, the facility failed to be in compliance with the fire and life safety code after two independent inspection visits by the Washington State Fire Marshal. Non-compliance with required fire and life safety requirements placed all the residents at risk of harm.

Findings include....

The facility is licensed for 103 beds. It is a multi-story building located in an urban setting. The current census of residents receiving assisted living services is 50. Additionally there is a current census of 12 in the memory care unit.

In review of records (written reports) from the Washington State Patrol Fire Protection Bureau, it was noted the first failed inspection was dated 12/18/19 when the facility had a full fire safety inspection. The second failed inspection was dated 01/29/2020. when the State Fire Marshal returned for a reinspection. The report detailed the area of concern was the absence of documentation of an annual confidence test of the emergency generator and fire door inspections.

Staff A, Administrator, called Staff B, the Director of Environmental Services at 9:25 AM on 02/20/2020 who stated the sticker on the front of the fire panel in the main entrance area would validate the testing done by another company.

Observation of the fire panel at 9:35 AM with Staff A showed a sticker documenting "replacement of door holder relay" completed 1/20 (no day included) with "no deficiencies", by AAA Fire Protection. Additionally there was a second sticker that showed a fire alarm test 2/20 (no day given), with "no deficiencies".

In interview on 2/20/20 at 9:45 AM, Staff A, the Administrator, stated the company that did the testing and repair still had to send them the paperwork from the inspections.

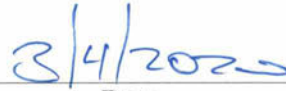
Plan/Attestation Statement

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, Queen Anne Manor is or will be in compliance with this law and / or regulation on (Date) 4/4/2020. In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

I understand that to maintain an assisted living facility license, the facility must be in compliance with the licensing laws and regulations at all times.



Administrator (or Representative)



Date