

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL065045	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 10/10/2024
NAME OF PROVIDER OR SUPPLIER MORNINGSIDE OF WILMINGTON		STREET ADDRESS, CITY, STATE, ZIP CODE 2744 S 17TH STREET WILMINGTON, NC 28412		
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C 000	Initial Comments Construction Section Biennial Survey report by Ryan Meyer conducted on October 10, 2024: This facility was licensed on 06/25/1997 for 101 residents with a 44 Bed Special Care Unit. Therefore, we are requiring that this facility meet the 1996 Regulations for Homes for the Aged and Disabled ; Minimum standards and Regulations, the applicable portions of the 2005 Regulations for Adult Care Homes of Seven or More Beds and the 1996 edition of the North Carolina State Building Code Volume I - General Construction - Section 409 Institutional Occupancy (Group I). Deficiencies have been cited and a Plan of Correction is required.	C 000		
C 101	Existing Licensed Fac- No less than '71 Rules SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, change in service or bed count, addition, renovation, or alteration; however in no case shall the requirements for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm", copies of which are available at the Division of Health Service Regulation at no cost;	C 101		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

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C 101	Continued From page 1 This Rule is not met as evidenced by: 1. Based on observation the facility does not meet the Rules in effect at the time of construction or renovation. The Rule 13F .1304(8) requires Special Care Units to have direct access to a secured outside area. Findings on October 10, 2024: a. The Special Care Unit courtyard gate is not secured. 2. Based on observation and interviews with Staff, the facility failed to meet the Code requirements in effect at the time of construction or alterations by not having all the components required and or procedures to comply and properly operate doors equipped with Special Locking. This could affect all occupants who need to evacuate through the doors. Findings on October 10, 2024: a. Fire Alarm Control Panel - the "Special Locking System" does not have an informational wiring diagram and a system components location diagram posted at the FACP. The diagram should include the name, location, and circuit number for the electrical panel that energizes the system. Per interview with Maintenance Director, they have contacted the installing contractor and are waiting for the Drawings.	C 101		
C 162	Outside Premises-Outdoor Lighting SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (3) Outdoor walkways and drives shall be	C 162		

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C 162	Continued From page 2 illuminated by no less than five foot-candles of light at ground level. This Rule is not met as evidenced by: 1. Based on observation the exterior lighting is not being maintained as required. All egress path are required to be lit in case of an emergency. Findings on October 10, 2024: a. The egress paths in the back of the facility are not lit as required.	C 162		
C 188	Electrical Outlets in Wet Locations SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0310 ELECTRICAL OUTLETS All adult care home electrical outlets in wet locations at sinks, bathrooms and outside of building shall have ground fault interrupters. This Rule is not met as evidenced by: 1. Based on observation, the facility is not maintaining the electrical components located near a water source in a safe manner. Findings on October 10, 2024: a. The outlets in the laundry room behind the washer machine are not GFCI protected. b. The outlet outside of the main entry to the right is not secured to the building. c. The outlet in the resident laundry behind the washer machine is not GFCI protected.	C 188		
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS	C 189		

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C 189	Continued From page 3 (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation there is a failure to maintain the building's fire safety equipment systems in a safe condition. Holes or gaps at penetrations in the fire resistant rated ceilings could allow fire and smoke to spread beyond the area of origin. Findings on October 10, 2024: a. The emergency light in in the SCU dining room has a large opening around it and requires the proper material to seal the opening properly. b. The 2nd floor electrical room has numerous penetrations that require the proper material to seal the opening properly. c. The 1st floor electrical room has a large duct going through the wall that requires the proper material to seal the opening properly. d. The ceiling in the main laundry has openings and needs to be sealed tight to prevent a fire from spreading quickly.	C 189		
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This	C 199		

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C 199	Continued From page 4 requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. The facility is not keeping its exhaust fan in operable condition. Rule 10A NCAC 13F .0311 states exhaust fans are required to be in laundry rooms, restrooms, soiled linen, soiled utility, and housekeeping closets. Findings on October 11, 2024: a. The exhaust fan in the storage closet does not work. b. The exhaust fan in the the Biohazard room does not work. c. The exhaust fan in the main laundry room does not work.	C 199		