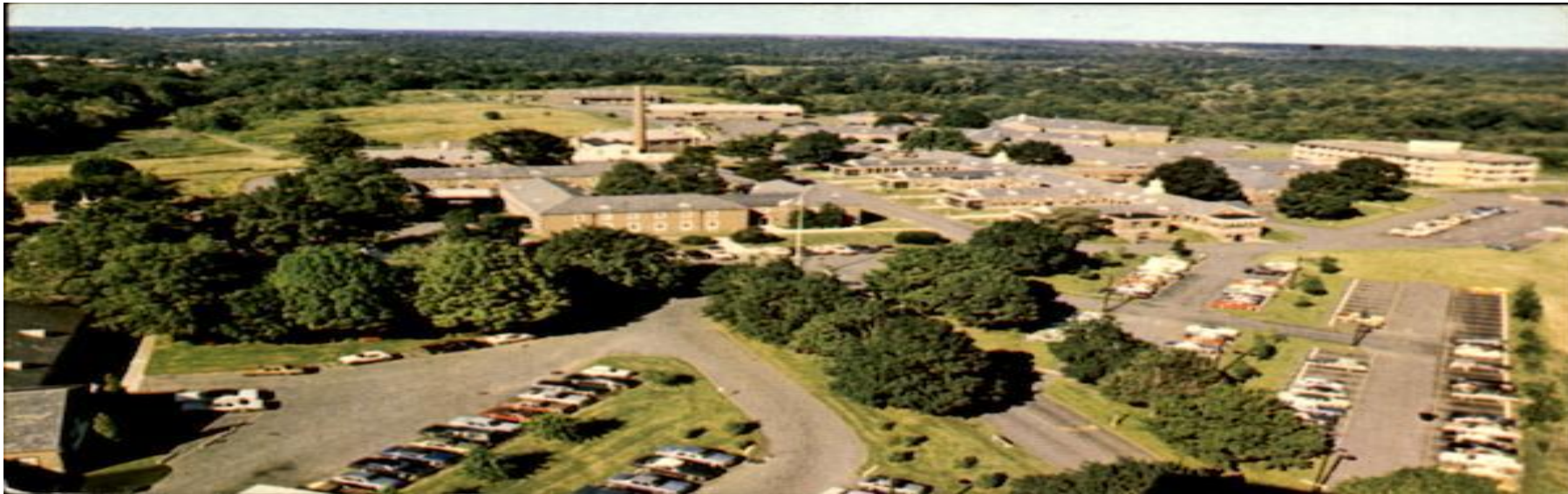


PROJECT DEVELOPMENT RESOURCES

Thomas Micozzie, N.H.A.

- 33 years of experience 900 Bed Nursing Facility, Fair Acres.
 - Purchasing Director 1984-1989
 - Director of Facilities and Safety 1989-2001
 - Assistant Administrator 2001 -2010
 - Facilities, Laundry, Housekeeping, Security, R.A.D. , Fire Safety, Food Service



Delaware County Government Project Development Resources:

Director Risk Management Labor Relations 2010-2019

- All insurance and liability for County Class 2 A 500 plus thousand residents.
- All labor contracts (12) for the County 1000 plus employees .

Project Development Resources 2019 to Current

- Projects include Studio Movie Grill, Montgomery Mall resolving construction labor contract disputes, local sprinkler related issues cross connections.
- Land Development and project coordination Mullica Hill, NJ. Car Wash
- Fire inspections and coordination Go-Puff Woodlyn , Pa.
- Local code reviews housing and local inspection disputes
- Life Safety plan reviews and inspection.

Statistics: Top 10 Deficiencies

- Sprinkler System 21 %
- Electrical Wiring, maintenance and equipment 20%
- Hazardous Areas 15%
- Corridor Doors 14%
- Generator Inspections and Testing 11%
- Access to Exits 11%
- Smoke Barriers 11 %
- Fire Drill Frequency 10 %
- Fire Alarm System Testing and Maintenance 8%
- Sprinkler Installation 8 %



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When Life Safety Arrives : A Guide to a Successful Survey and Dealing with Local Code Officials



Entrance

- First impressions make lasting perceptions:
 - Lawn and Landscaping
 - Parking lot paving, seal coated;
 - Entrance mats clean
 - Floors buffed or dull
 - Rugs clean free of stains
 - Dumpster lids closed no debris
 - Trash in parking areas , along fence lines
 - Screens ripped
 - Concrete broken
 - Paper written Out Of Service
 - Dress code
 - Peeling paint



Fire Safety Inspection D.O.H.

- Life Safety Code 101/2018 edition what it covers?
 - Existing
 - Electrical
 - Sprinkler
 - Fire Alarm



Electrical Testing in Patient Care Rooms

- 6.3.3.2.1 The physical integrity of each receptacle shall be confirmed by visual inspection.
- 6.3.3.2.2 The continuity of the grounding circuit in each electrical receptacle shall be verified.
- 6.3.3.2.3 Correct polarity of the hot and neutral connections in each electrical receptacle shall be confirmed.
- 6.3.3.2.4 The retention force of the grounding blade of each electrical receptacle (except locking-type receptacles) shall be not less than 115 g (4 oz.).

Failed Receptacles at patient bed locations shall be replaced with hospital-grade outlets, per NFPA 70, 2011 edition, 517.18 (B). These tests need to be completed at least annually on all non-hospital outlets in patient care rooms.



Oxygen Systems and the proper storage:



Fire Reported :



This is the 911 center;
Police are on the scene of
your facility and are
reporting a major
working fire with
residents trapped!!! They
need you on the scene!!!



Can you react Fast?

- Do you know the following phone number contacts ?
- Their cell is dead what next?
- Do you have credentials in your vehicle?
- Do you have a designated location outside the facility grounds but close enough to walk to meet key staff?
- Do you know the Fire Chief
- Do you know the local Town Manager?
- Do you know your transportation officer?
- Are your records available online from outside the facility within last med pass?
- When asked where do you want the residents to go to do you have a plan has it been tested?

Hazardous Areas



Hazardous Areas

NFPA 101 predicates its requirements on the risk to a building's occupants, which varies depending on occupant characteristics. Workers in an office building have different characteristics with regard to life safety than, say, patients in a hospital. Because occupant risks vary from occupancy to occupancy, so do hazardous area protection requirements.

In general, any area having a degree of fire hazard greater than that normally associated with the general occupancy is considered a hazardous area, as described in Section 8.7 of the 2015 edition of NFPA 101. You don't necessarily need a room full of flammable liquids to be considered a hazardous area.

Corridor Doors



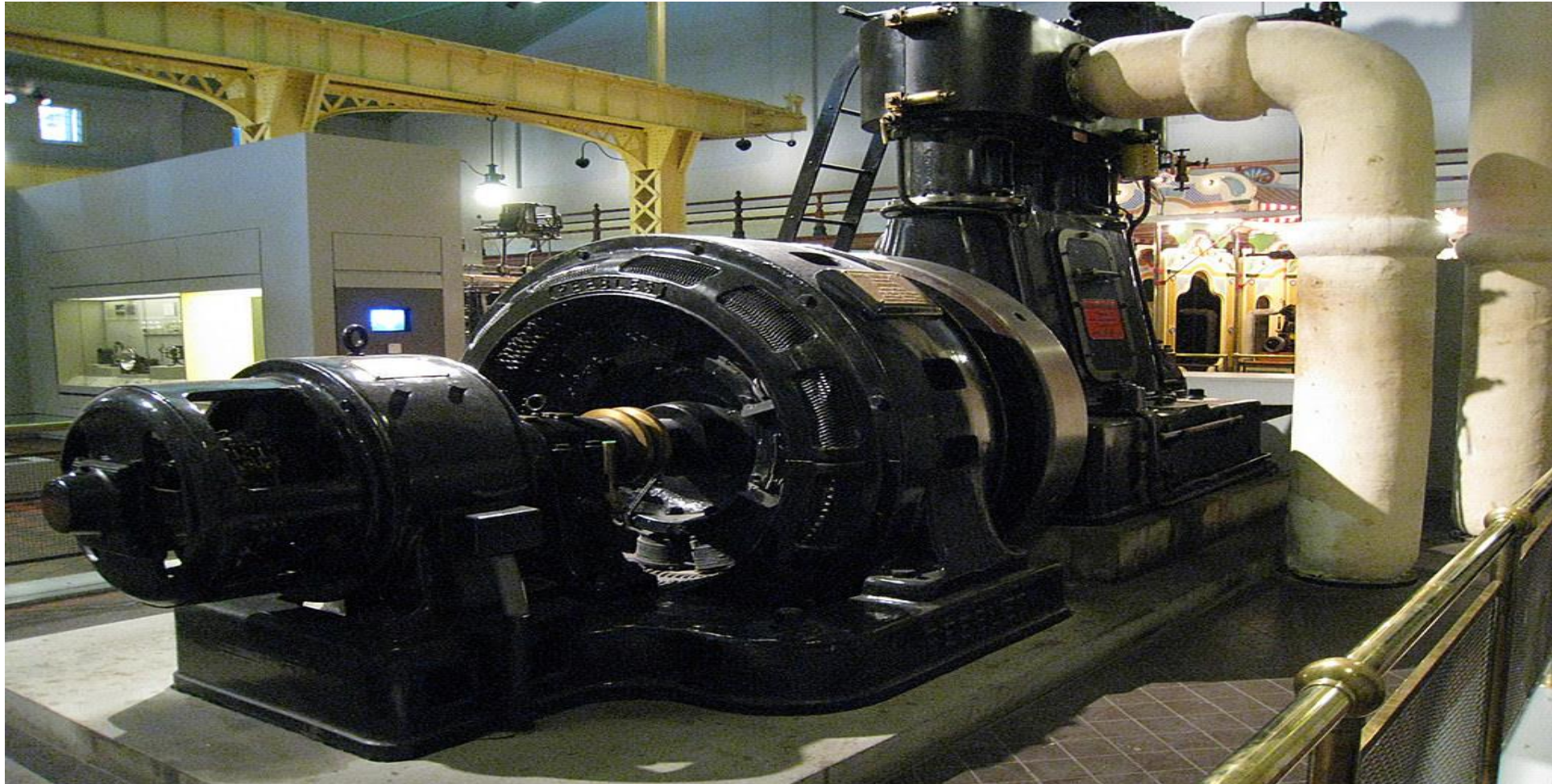
Tools of the Trade

Hinge adjuster \$50.00 adjusts hinges for alignment without the need for new hinges or new door .



The common wedge! Costly to facility!

Generators and Boiler Rooms





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Inspection and Testing

Weekly Inspection:

Visually check fluid levels, hoses, belts, leaking fluids, loose parts, corrosion, wiring, guards, components, debris in and around generator leaves etc.

A report is required that lists the inspection results of inspection and any repairs made.

Inspection Report:

Name of Inspector, Generator Location and Building served full power or emergency lighting and components only.

Name of Inspector

Date/Time of Inspection

Hours from last week

Hours at start-up/after shutdown

Items found and repaired

Generator Testing

Monthly Testing

- Federal Regulations require testing the generator under full load at least monthly for a minimum 30 minutes .
- Warm up and cool down not to be included in testing.

Required hands on

- Inspection to include various performance testing that requires specialized training and equipment .
- A Generator that as utilized do to power outage , load sharing or reduction can be counted as Monthly testing cannot be ignored and is critical to failed systems if they occur .

Generator Importance

- In this era of failed utility infrastructure throughout the “GRID” Generators will become more a focus than ever before in the review of Life Safety . It is recommended for licensure assurance and liability a reliable firm with skilled mechanics is contracted for the inspection, maintenance and repair of Generators throughout your facility.
- In that contract (3) year minimum I recommend a connection be installed of equal power load (Plug In) for a standby generator to be on a emergency call basis and a priority status be given in the event of failure either by in house or utility lines . This assures available power in the event of catastrophic failure .

Boiler Rooms

- The Boiler Room comes under inspection mostly when attached or part of the Nursing Home Facility. The requirements of separation, rated doors and exhaust are the usual suspected review. I have seen deficiencies for unkept areas, oil-soaked rags, flammable liquids for repairs left out and overall record keeping IE: hot water temperatures under this tag.
- If you have a policy or procedure check sheets, shift sheet and they are not being followed either get out of facilities requirements or follow IE Q shift etc. It is very common to be cited for noncompliance on non-required regulations.

Emergency Exit



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Emergency Exits : N.F.P.A. 101



Exit Door Operation

- Is the door marked properly and lighted
- Is the exit sign blocked
- Does the door positively latch
- Does the door open upon depressing the bar
- Does the door require only one hand motion to open
- Is there a door alarm on door and does it have a delayed access
- Does the delayed access meet the required 15/30 seconds of solid hold and do you have life safety approval on file .



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Local Inspection's and Codes A.H.J Authority Having Jurisdiction

- In Pennsylvania, the Statewide Building Code and International Fire Codes are adopted by the local Municipalities you are located with provisions they cannot be more restrictive than what the State has adopted .
- All Counties are required to have Licensure Review Boards for appeals of restrictions that may be challenged for hardships or interoperations by local code officials. In all cases safety is the paramount review and all else secondary.
- The process requires professional review and presentation to the Board of Review.

Pennsylvania Code 403:22

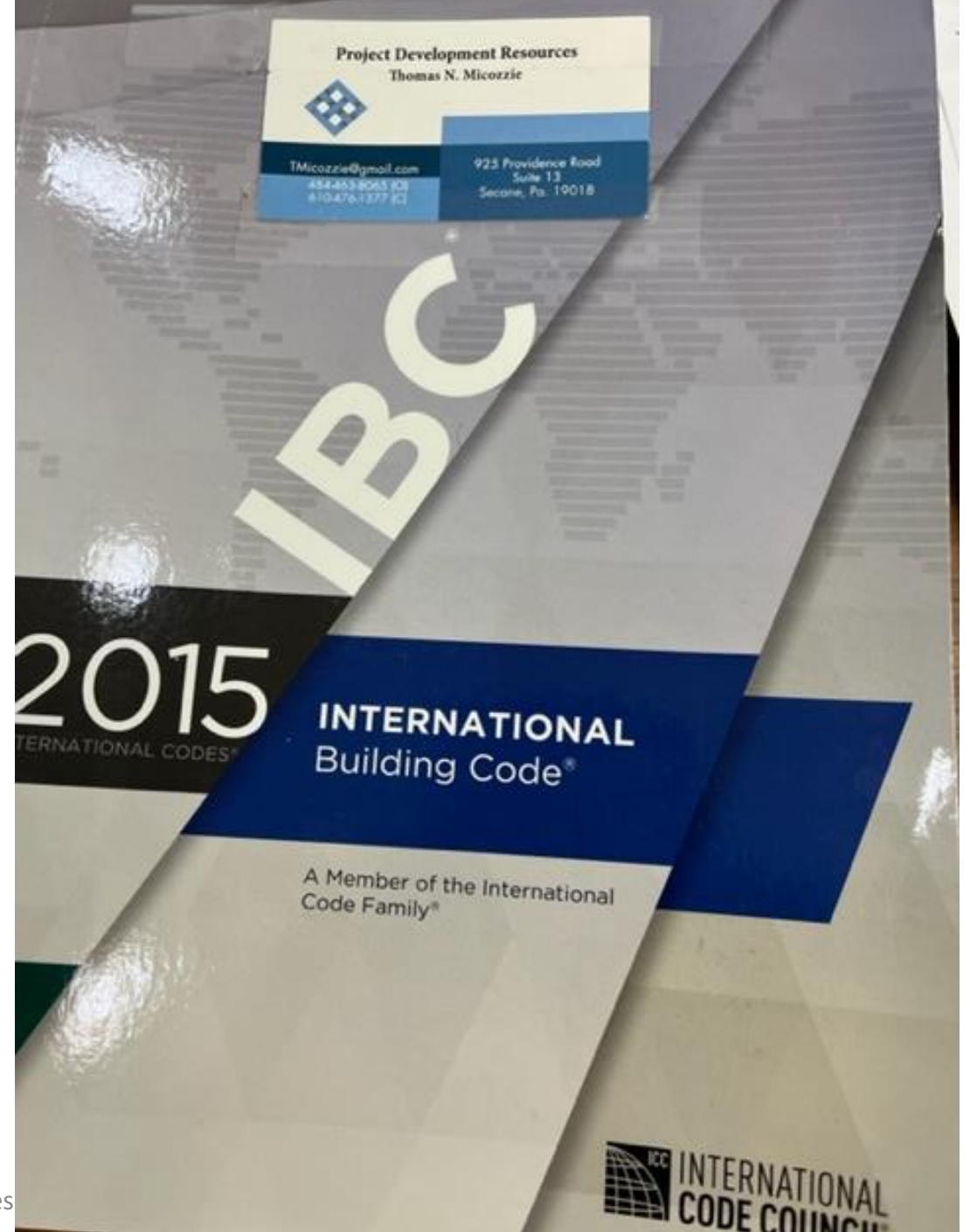
Health Care Facilities

- § 403.22. Health care facilities.
- (a) A health care facility shall comply with all of the following under sections 104(d)(3) and 105(d)(1) of the act (35 P.S. § § 7210.104(d)(3) and 7210.105(d)(1)):
 - (1) The Health Care Facilities Act.
 - (2) Regulations of the Department of Health in 28 Pa. Code Part IV (relating to health facilities).
 - (3) Building codes and regulations set forth in the applicable licensure laws and regulations under section 105(d) of the act (35 P.S. § 7210.105(d)).
 - (4) This chapter.
- (b) Chapter 405 (relating to elevators and other lifting devices) always applies to health care facilities.
- (c) In addition to the requirements of this chapter, a permit applicant for a health care facility shall obtain a license from the Department of Health under the Health Care Facilities Act and its regulations and comply with the Department of Health's license application procedures and its licensing regulations.
- (d) A permit applicant for construction or alteration of a health care facility shall do all of the following:
 - (1) Submit construction or alteration plans to the Department of Health and obtain Department of Health approval before commencing construction or performing the alteration.
 - (2) Obtain approval from the Department of Health before occupancy of a new health care facility under 28 Pa. Code § 51.5 (relating to building occupancy).
 - (3) Obtain approval from the Department of Health before occupancy of an altered portion of an existing health care facility.
- (e) A Department of Health inspector may inspect a health care facility site before, during and after construction to monitor compliance with Department of Health's health facility regulations.
- (f) A building code official may not approve plans for a health care facility under this chapter unless the Department of Health has approved the plans.
- (g) A building code official may not issue a certificate of occupancy for the health care facility under this chapter unless the Department of Health approved occupancy under 28 Pa. Code § 51.5.
- (h) This section applies to construction or alteration of all health care facilities that the Department or a building code official review and approve under this chapter.

KNOWING YOUR BUILDING CODE AND FIRE INSPECTOR



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Local Code Official:

- Appointed by the Municipality.
- Have enforcement powers to write citations.
- Cannot inspect or require plan approval prior to sign off Department of Health , Division of Life Safety . Must follow same Life Safety Code as Department Of Health, Life Safety .
- Cannot alter or change a plan approved by Life Safety .
- Can and will inspect nonresident buildings .
- Local Ordinances regarding land development and zoning apply

Project Development Resources

Thomas Micozzie, N.H.,A.

Questions and Comments