

## **Top 10 Life Safety Citations Review:**

**What are surveyors writing up and how  
can TheWorxHub help?**

# Housekeeping

- **Phone lines are muted to prevent excessive noise**
- **We will monitor the chat function – please submit questions throughout the panel via chat**
- **If you'd like other information, please fill out the survey at the end of the webinar**
- **A recording of today's event and copy of the presentation will be provided via email upon conclusion**

# Agenda/Learning Objectives

- 1. Historical review:** Where is the focus shifting?
- 2. 2015 in review:** Top 10 Facilities related citations
- 3. Prep for 2016:** How to avoid citations
- 4. TheWorxHub:** How we can help
- 5. Best practices:** How to prepare for an upcoming survey

# Top 10 Citations (2015)



# 2015 Top 10 LSC Citations

| 2015 Ranking | K Tag | Deficiency Description          | 2014 vs. 2015 |
|--------------|-------|---------------------------------|---------------|
| 1            | K62   | Sprinkler System Maintenance    | -             |
| 2            | K147  | Electrical wiring and equipment | -             |
| 3            | K29   | Hazardous areas                 | -             |
| 4            | K18   | Corridor Doors                  | -             |
| 5            | K144  | Generator Inspections & Tests   | +2 Spots      |
| 6            | K38   | Access to exits                 | -1 Spots      |
| 7            | K25   | Smoke Barriers                  | -1 Spots      |
| 8            | K50   | Fire Drills                     | -             |
| 9            | K52   | Fire Alarm System Testing       | NEW           |
| 10           | K56   | Sprinkler Installation          | -1 Spots      |

# The Details.....

What does each K Tag mean?

Common problems to watch for...

\*How can TheWorxHub help...

(Hint...there's going to be a lot of scheduled work orders & QA)

# #1: K62 Sprinkler System Maintenance

3,261 providers cited

40% of all facilities cited

21% of all facilities

# #1: K62 Sprinkler System Maintenance

## What is it?

Testing and maintenance of automatic sprinkler systems

- Testing and maintenance of fire alarm system conducted at the proper frequency in accordance with NFPA 25
- Sprinkler system testing conducted by qualified individuals and properly documented
- NOTE: Different components have different test and inspection frequencies



# #1: K62 Sprinkler System Maintenance

## Common problems?

- Sprinkler heads (damaged, painted, mixed heads, obstructed)
- Missed or overdue inspections (calibration of gauges, 5 year)
- Lack of replacement parts/tools (heads and wrenches)
- Gauges past due for calibration
- Storage placement

# K62 – What to watch for...



Keep them clear, clean and shiny!

# #2: K147 Electrical Wiring & Equipment

3,056 providers cited

37% of all facilities cited

20% of all facilities

# #2: K147 Electrical Wiring & Equipment

## What is it?

Electrical wiring must be in accordance with NFPA 70, National Electrical Code

- No unacceptable use of power strips
- No missing junction boxes, light switches or electrical outlet cover plates
- Extension cords used only for temporary use
- Electrical service panels locked in areas accessible to residents

NOTE: There is a CMS Wavier BUT make sure you read the fine print

# #2: K147 Electrical Wiring & Equipment

## Common problems?

- Power strips, power strips, and more power strips:
  - Linked together in daisy chains
  - Hair dryers, A/C units, fridges plugged into power strips
  - Covered up with rugs
- Exposed wiring (missing light switch & outlet covers, missing junction box cover plates)

# K147 – What to watch for...





# #3: K29 Hazardous Areas Separated

2,373 providers cited

29% of all facilities cited

15% of all facilities

# #3: K29 Hazardous Areas Separated

## What is it?

Keep areas like solid linen, trash rooms, repair shops, separated

- Specific door requirements
- Clean & orderly



# #3: K29 Hazardous Areas Separated

## Common problems?

- Self closing doors that are blocked (or no self closing device)
- Usage of space changed and doors/closures not adapted
- Solid utility bins stored in non-hazardous rooms

# K29 – What to watch for...



**Door stops: Your worst enemy!**

# #4: K18 Construction of Doors

## What is it?

Doors that protect corridor openings must prevent smoke

- Obstructions that prevent doors from closing
- Issues with automatic or self closing doors
- Door gaps

# #4: K18 Construction of Doors

## Common problems?

- Gaps (as doors age/warp/shrink)
- Doors do not latch
- Obstructions (the door stop rears it's head again)



# #5: K144 Generator Inspection & Load Testing

1,761 providers cited

21% of all facilities cited

11% of all facilities

# #5: K144 Generator Inspection & Load Testing

## What is it?

Inspect all generators weekly and exercise under load for 30 minutes per month in accordance with NFPA 99, section 3.4.4.1

# #5: K144 Generator Inspection & Load Testing

## Common problems?

- Missed inspections/tests
- Missed documentation
- Incorrect timing

# #6: K38 Exit Accessible at All Times

1,700 providers cited

21% of all facilities cited

11% of all facilities



# #6: K38 Exit Accessible at All Times

## What is it?

Exits must be clear of obstructions and accessible for staff

## Common problems?

- Storage, storage, storage
- Delayed egress devices
- Camouflage doors

# K38 – What to watch for...



# #7: K25 Smoke Barriers (1/2 Hr Fire Rating)

1,686 providers cited

21% of all facilities cited

11% of all facilities

# #7: K25 Smoke Barriers (1/2 Hour Fire Rating)

## What is it?

Smoke barrier walls must have a 1/2hr FRR (1hr FRR for new construction)

## Common problems?

- All is to code at start, and then....
- Penetrations



# K25 – What to watch for...



# #8: K50 Fire Drills & Emergency Preparedness

1,616 providers cited

20% of all facilities cited

10% of all facilities

# #8: K50 Fire Drills & Emergency Preparedness

## What is it?

Fire Drills need to be conducted at a minimum of once per shift per quarter  
RANDOMLY

## Common problems?

- Following the same routine every quarter
- Missing documentation
- Not addressing different scenarios

# #9: K52 Fire Alarm Testing & Maintenance

1,247 providers cited

15% of all facilities cited

8% of all facilities



# #9: K52 Fire Alarm Testing & Maintenance

## What is it?

Test the fire alarm system as per required NFPA frequencies (NFPA 72, tables 7-3.1, 7.32, 7-52.2)

## Common problems?

- Missed tests
- Missing documentation
- Not applicable items omitted and not marked as N/A
- Lack of quarterly test of off-premises transmission equipment

# #10: K56 Auto Sprinkle System of Approved Type

1,215 providers cited

15% of all facilities cited

8% of all facilities

# #10: K56 Auto Sprinkle System of Approved Type

## What is it?

Sprinklers must be installed throughout the facility in accordance with NFPA 13

## Common problems?

- Areas missed (closets/storage area, porte cochere, attics)
- Improper installation (spacing, coverage area)
- Obstructions (storage, ductwork, light fixtures)

# How Does TheWorxHub Help?



Mock Surveys  
& QA Checks

Compliance Reminders  
& History

# TheWorxHub: Mock Surveys & QA

## **Mock Survey/QA Checks**

1. Create standard QA checks
2. System will randomly select locations
3. Complete inspections on mobile
4. Graph results over time to enact change

# Create Your Own Inspections

### Edit Survey Template ✕

## Step 2: Survey Questions

Number of questions:  Instructions:

[Insert grouping](#)

**Question 1:**

[Insert grouping](#)

**Question 2:**

[Insert grouping](#)

**Question 3:**

[Insert grouping](#)

**Question 4:**

[Insert grouping](#)

**Question 5:**

[Insert grouping](#)

**Question 6:**

[Insert grouping](#)

# Mobile Updating

**< Back**    K147 Electrical Wiring & Equipment Inspection

Are any power strips used in daisy chains?

No     Yes

Are any high draw items plugged into power strips?

No     Yes

Are any power strips covered power strips?

No     Yes

Are there any missing light switch covers?

No     Yes

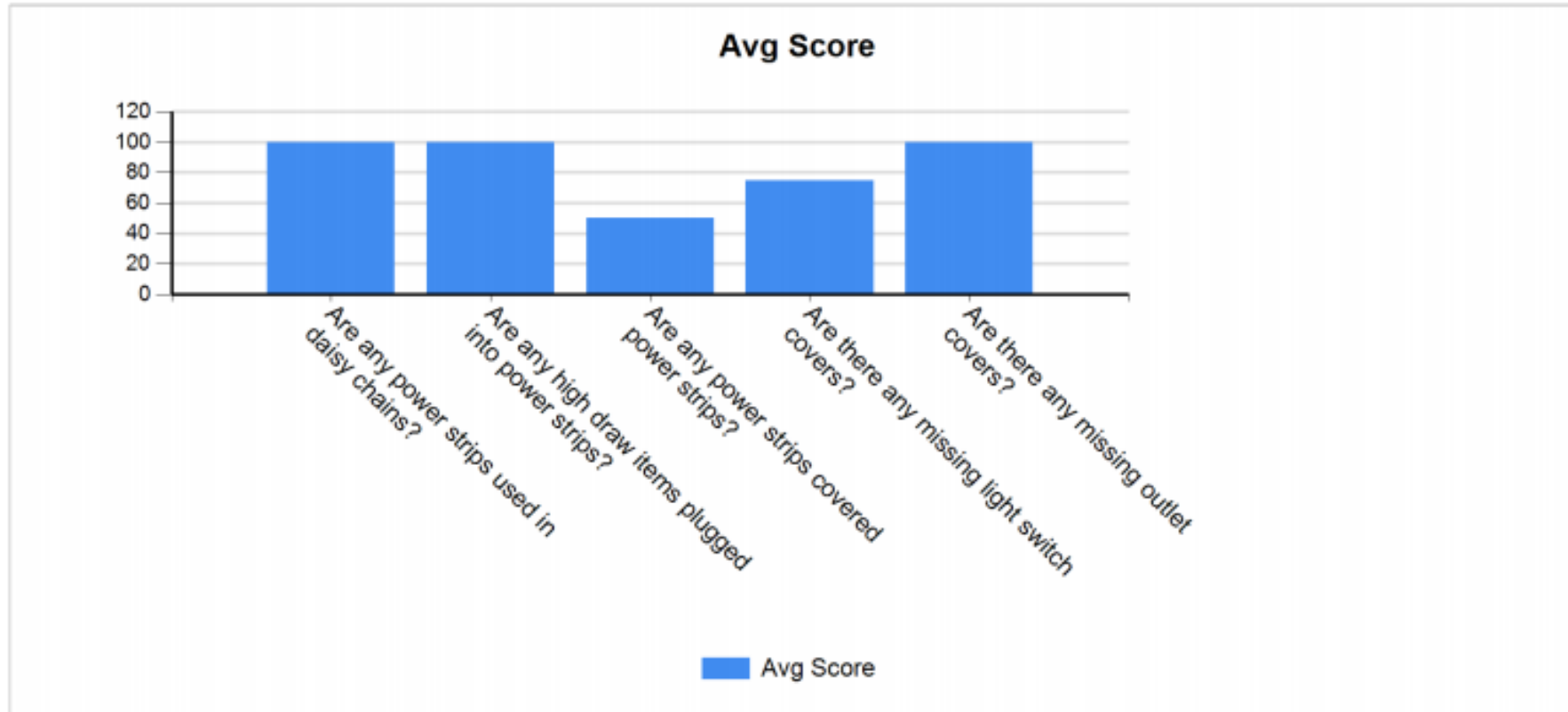
Are there any missing outlet covers?

No     Yes

# Graphed Reporting

**DSI App Engineers**

**K147 Electrical Wiring & Equipment Inspection -**





# How Does TheWorxHub Help?

## **Scheduled Work Orders**

1. We provide 140 item PM template (with NFPA procedures)
2. You customize for your needs (recurrence)
3. TheWorxHub provides automated reminders & overdue alerts
4. Reports on full history

# PM & Compliance Template

| A              | B   | C                        | D   | E               | F                                    | G               |
|----------------|---|--------------------------|---|-----------------|--------------------------------------|-----------------|
| Windmill Ref # | MAINTENANCE Schedule Work Order Template Description* | K Tags                   | Details*  | Priority*       | Category >> Subcategory*             | Source of Work* |
| C02-FIRE-1     | Weekly Fire Alarm Inspection                          | K51, K52, K54, K60, K107 | According to NFPA 72, Inspect for the following conditions:<br>1. Annunciator: Alarm indication, trouble indication, supervisory indication; any unusual condition.<br>2. Control Panel: Alarm indication, trouble indication, supervisory indication; any unusual condition.<br>3. Any remote trouble lights for trouble indication.<br>4. Take any necessary corrective measures.   | 6 - By Due Date | Fire system >> Fire alarm system     | Compliance      |
| C04-FIRE-3     | Annual Fire Alarm Certification                       | K51, K52, K54, K60, K107 | To be performed by and approved vendor  | 6 - By Due Date | Fire system >> Fire alarm system     | Compliance      |
| C06-FIRE-5     | Weekly Fire Sprinkler System Inspection               | K56, K58, K61, K62       | 1. Check that sprinkler pressures are recorded daily.<br>2. Inspect and operate all fire pumps weekly - test at the highest and most remote hose valve or hose connection to ensure that the water supply for standpipes is provided as originally designed.<br>3. Test sprinkler system alarm.<br>4. Ensure that all storage is kept at least 18 inches below and away from any sprinkler heads.<br>5. Monitor facility to ensure that cubicle curtains are installed to prevent interference with the sprinkler system.<br>6. Monitor facility to ensure that there are no gaps in ceiling adjacent to sprinkler heads as well as maintain sprinkler heads clean, dust free, and paint free.<br>7. According to NFPA 25 9-3.3 all valves shall be inspected weekly to verify that they are in the following condition:<br>a. In the normal open or closed position<br>b. Properly sealed locked or supervised<br>c. Accessible<br>d. Provided with appropriate wrenches | 6 - By Due Date | Fire system >> Sprinkler system (wet | Compliance      |
| C07-FIRE-6     | Quarterly Fire Sprinkler System Certification         | K56, K58, K61, K62       | 1. Inspect stand pipe siamese connection, remove caps and clean threads.<br>2. Inspect for leaks, replace caps and hand tighten them.<br>3. Inspect exposed sprinkler system pipe hangers as well as all sprinkler heads for leaks or potential hazards.<br>4. Inspect alarm devices - According to NFPA 25 2.2-6, alarm devices shall be inspected quarterly to verify that there is no physical damage  | 6 - By Due Date | Fire system >> Sprinkler system (wet | Compliance      |

# Customized PM Tasks

Sched 272: 5 Year Gauge Test Started 03/16/2016 09:12PM

**General Info**

Department: Maintenance Priority: 6 - By Due Date

Location: Sycamore (HC)

Description: 5 Year Gauge Test

**Details** | Task List

According to NFPA 25 2-3.2, gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge. Gauges not accurate to within 3% of the full scale shall be recalibrated or replaced.

Category: Fire system Source of Work: Compliance

Subcategory: Sprinkler system (wet) Requestor:

Save | Print Work Order Cancel

This Work Order was generated from the template [5 Year Gauge Test](#)

[Subscribe to email updates](#)

Occurs the fourth Thursday of February every 5 years  
[Change?](#)

Generates next on Feb 25, 2021  
[Generate Now](#)

Appt Start: [ ] Appt End: [ ]

Set Reoccurrence

Set Procedures

# Management Oversight

The screenshot displays the 'Maintenance' section of The WorxHub software. On the left, a sidebar lists various work order categories: Work Orders (with a dropdown arrow), Pending Request (4), Incomplete (70), Compliance (3), Due Today (7), Unassigned (35), Overdue (53), and Just My Work (0). A red box highlights the 'Compliance 3' item, with a red arrow pointing to the word 'Overdue' on the left. The main content area shows a list of three compliance items under the heading 'Compliance (3)'. The first item is '17650 - Weekly Generator Test' at 'Main Hospital > Basement', assigned to 'Borden, Mike', with a red box around the '16 Days Pastdue' status and a red arrow pointing to the word 'Severity' on the right. The second item is '18984 - Emergency Generator Monthly' at 'Exterior > Generator Building', assigned to 'Fletcher, Anna', with a red box around the '2 Days Pastdue' status. The third item is '18987 - Emergency Generator Monthly' at 'Exterior > Generator Building', assigned to '\*\* No labor \*\*', with a red box around the 'Due Yesterday' status. The interface includes navigation tabs at the top (Overview, Pulse, Projects, Requestor, Maintenance) and various action buttons like 'Show All', 'Show None', 'Select All', 'Complete', 'Print', 'Update Status', and 'Assign Someone'.

# Best Practices

## Where to go from here?

- Ensure staff have a reminder system & “how to” lists
- Create mock survey inspections
- Perform quarterly audits
- Don't forget to track external contractor work

Now you know....

Be one of the 20% of facilities  
that's deficiency free.

***Good luck in 2016!***

# Questions?

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