K 062  
NFPA 101 LIFE SAFETY CODE STANDARD  
SS=D  
Required automatic sprinkler systems are continuously maintained in reliable operating condition and are inspected and tested periodically. 19.7.6, 4.6.12, NFPA 13, NFPA 25, 9.7.5

This STANDARD is not met as evidenced by: NFPA 25 Standard for the inspection, testing, and maintenance of water based fire protection systems. 1998 edition  
1.5 Inspection, Testing, and Maintenance Service. A service program provided by a qualified contractor or owner's representative in which all components unique to the property's systems are inspected and tested at the required times and necessary maintenance is provided. This program includes logging and retention of relevant records.  
3.1 General. This chapter provides the minimum requirements for the routine inspection, testing, and maintenance of standpipe and hose systems. Table 3-1 shall be used to determine the minimum required frequencies for inspection, testing, and maintenance.  
Exception: Valves and fire department connections shall be inspected, tested, and maintained in accordance with Chapter 9.  
3.3 Testing. The tests shall be conducted by a qualified person. (See Section 1-5.)

This STANDARD is not met as evidenced by:

Based on record review, observations and interview, it was determined the facility failed to provide qualified technicians to perform quarterly inspections on the fire sprinkler protection

1) The facility will maintain required automatic sprinkler systems in operating condition and will be inspected and tested periodically by a qualified technician.

The Maintenance Supervisor has scheduled an inspection of the automatic sprinkler system by a qualified technician to be done quarterly.

3/4/14

2) a. The Maintenance Supervisor will ensure that sprinkler heads will be clear of any debris.

The Maintenance Supervisor has removed the debris from the sprinkler head in Room 9.

The Maintenance Supervisor will do weekly inspections to ensure that no debris is attached to the sprinkler heads.

b. The Maintenance Supervisor will do weekly inspections to ensure that the shelves in resident closets have 18 inches or more clearance between the belongings and the sprinkler heads.

The Maintenance Supervisor has moved the belongings on the shelf in Room 22. 3/4/14
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system, failed to maintain 18 inches of clearance for sprinkler heads and failed to ensure sprinkler heads were free from an accumulation of a foreign matter.

The findings included:

1. Record review in the dining room on 2/18/14 at 9:00 AM, the facility provided documentation of quarterly inspections of the fire sprinkler system performed by the maintenance department staff. The inspections were not performed by a qualified technician.

During an interview in the dining room on 2/18/14 at 9:00 AM, the maintenance supervisor was asked about the staff performing the quarterly inspections. The maintenance supervisor confirmed they did.

2. Observations on 2/18/14 from 11:20 AM until 12:00 PM revealed the following:
   a. The closet in resident room 8 had parts of a plastic bag attached to the sprinkler head.
   b. The clearance between the sprinkler head and a toy barn and clothes was less than 18 inches in the closet in resident room 22.
   c. Seven (7) of 8 sprinkler heads in the kitchen were corroded.
   d. The two sprinkler heads in the laundry area had been over sprayed with paint.

These findings were verified by the maintenance supervisor and acknowledged by the administrator during the exit conference on 2/18/14.

c. The Maintenance Supervisor has scheduled replacement of the corroded sprinkler heads in the kitchen.

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d. The Maintenance Supervisor has scheduled replacement of the sprinkler heads in the laundry area.

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The Maintenance Supervisor will report inspection results to the QAPI Committee and if any deficient practice found will be corrected immediately.

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