

INSPECTIONS & APPEALS

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RODNEY A. ROBERTS, DIRECTOR

July 16, 2012

Ms. Kathy Miller, Administrator
Elm Springs Independent and Assisted Living Apts.
1011 7th Street West
Allison, IA 50605

**RE: Final Recertification Monitoring Evaluation Report – Elm Springs
Independent and Assisted Living Apts., Allison, IA**

Dear Ms. Miller:

Enclosed is the **Final Recertification Monitoring Evaluation Report** completed by the Department of Inspections and Appeals (DIA) in accordance with Iowa Code chapter 231C and Iowa Administrative Code (IAC) chapters 481–67 and 481–69.

DIA has completed the review of your Plan of Correction (POC) in response to the **Preliminary Recertification Monitoring Evaluation Report**. Based upon a complete review of the Report and your actions to correct the identified Regulatory Insufficiencies, DIA accepts your POC.

The Request for Reconsideration has been denied. The kitchen must be licensed if food is prepared with the exception of non-routine snacks. I spoke with Kathy Miller, Administrator who stated she would not prepare any menu items in the kitchen and was made aware the program may not use the dishwasher in the activity kitchen unless the kitchen obtained a license. The Final report is enclosed.

The review of the recertification documents you submitted has been completed and the documents are accepted. In addition, the State Fire Marshal's (SFM) inspection report has been received as well as the Facility Engineer's approval of the Evacuation Plans for your program.

Enclosed you will find the Assisted Living Program Certificate **S0095** with effective dates of **September 13, 2012 through September 12, 2014**.

LUCAS STATE OFFICE BUILDING, 321 EAST 12TH STREET, DES MOINES, IOWA 50319-0083

ADMINISTRATION
(515) 281-5457
FAX: (515) 242-6863

ADMINISTRATIVE HEARINGS
(515) 281-6468
FAX: (515) 281-4477

HEALTH FACILITIES
(515) 281-4115
FAX: (515) 242-5022

INVESTIGATIONS
(515) 281-5714
FAX: (515) 242-6507

Telephone Number for the Hearing Impaired: (515) 242-6515

If you have any questions in regard to this certification, please contact me at 515/281-7039.

Sincerely,

Rose Boccella

Rose Boccella
Program Coordinator
Adult Services Bureau

Enclosure

IOWA DEPARTMENT OF INSPECTIONS AND APPEALS
Assisted Living Program
Final Recertification Monitoring Evaluation Report

Assisted Living Program:

Kathy Miller, Administrator
Elm Springs Independent and Assisted Living Apartments
1011 7th St. W.
Allison, Iowa 50605

Date of Monitoring Visit:

June 18, 2012

Monitor(s):

Maribeth Freland RN

Definitions: *The following definitions are relevant:*

Assisted Living Program – A program certified under 481 IAC 69 that provides housing with contracted services to three or more tenants in a physical structure that provides a homelike environment. Services may include but are not limited to health-related care, personal care, and assistance with instrumental activities of daily living. A General Population Program is an Assisted Living Program that is not dementia-specific but may have tenants with cognitive disorder.

Dementia-Specific Assisted Living Program - An assisted living program certified under 481 IAC 69 that serves fewer than fifty-five (55) tenants and has five (5) or more tenants who have dementia between Stages 4 and 7 on the Global Deterioration Scale (GDS), or serves 55 or more tenants and 10 percent or more of the tenants have dementia between Stages 4 and 7 on the GDS, or holds itself out as providing specialized care for persons with dementia, such as Alzheimer's disease, in a dedicated setting.

Regulatory Insufficiency - A violation of a statutory or rule provision within the Code of Iowa (2011) or the Iowa Administrative Code (IAC) governing assisted living programs. A regulatory insufficiency requires a plan of correction to be presented to and approved by the Department of Inspections and Appeals (DIA).

Plan of Correction - A written response to one or more regulatory insufficiencies that are statutory or rule violations. The plan should identify how and by what date each regulatory insufficiency will be corrected, and what measures will be taken to ensure the problem does not recur. The plan is due to DIA within ten (10) working days of the program's receipt of a Complaint/Incident Investigation Report. Depending on the circumstances, DIA may revisit the assisted living program to confirm progress in fulfilling a plan's corrective measures.

Overview: *In preparing this report, the following information was considered:*

Current Program Census

Assisted Living Programs are defined by the type of population served. The census numbers were provided by the Program at the time of the on-site.

General Population Program	
Number of tenants without cognitive disorder:	13
Number of tenants with cognitive disorder:	1
Total Population of Program at time of on-site	14
TOTAL census of Assisted Living Program	14

Tenant/Family Satisfaction Results – A community meeting was held with 12 tenants in attendance. The tenants reported general satisfaction with the program. They reported respectful staff interaction and timely response to calls made using emergency pendants. The tenants reported the food served by the program was palatable and the provision of scheduled activities plentiful. They reported the program's environment to be clean and safe, acknowledging they would recommend it to others.

Program History – The program had no regulatory insufficiencies this certification period.

On-Site Monitoring Evaluation – The monitor(s) made observations detailed in the following areas.

Food Service

Monitoring Observation: During the entrance interview, the Administrator, Program Manager and the Assisted Living Program Consultant reported tenant meals are prepared in a local nursing home kitchen and transported to the assisted living to be served to tenants by the program staff. The assisted living had a kitchen area within the assisted living building. The assisted living kitchen housed a stove/oven, microwave and multiple refrigerators and freezers. The program stored milk, juices, fresh eggs and hard boiled eggs, salad dressings, fruits and large bags of shredded lettuce and frozen foods such as waffles, precooked sausages, Canadian bacon, French fries and chicken strips in the two upright freezers and two refrigerators located in the assisted living kitchen area. Staff #1 and Staff #2, both universal workers, reported some food items, such as French fries, chicken strips and precooked fried chicken are cooked in the oven located in the assisted living kitchen area as these items do not hold well in a steam table. The Manager concurred staff members cook ham, waffles, sausages, French fries and chicken strips in the assisted living kitchen area when on the menu as this makes the food more palatable and fresh when served to tenants.

The kitchen also had a three compartment sink and a commercial-style dishwasher. The Manager reported all dishes used to serve program tenants were stored in the assisted living kitchen. Most of the meal is prepared at the nursing home and transported to the program in a portable steam table. Staff members use the dishware stored at the program

to serve the meal to tenants, then cleanse the dishware in the dishwasher located in the assisted living kitchen area. The program's assisted living kitchen area was not licensed pursuant to the Iowa Code Chapter 137F, which considers the program kitchen to be a food establishment if it stores, prepares, packages, serves, vends or otherwise provides food for human consumption.

Regulatory Insufficiency: Programs engaged in the preparation and service of meals and snacks shall meet the standards of state and local health laws and ordinances pertaining to the preparation and service of food and shall be licensed pursuant to Iowa Code Chapter 137F. (IAC r. 481-69.28(6))