

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY PUBLIC

April 6, 2023

[REDACTED], ADMINISTRATOR  
UPMC SENIOR COMMUNITIES

RE: SENECA MANOR  
5340 SALTSBURG ROAD  
VERONA, PA, 15147  
LICENSE/COC#: 44499

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/30/2022, 03/31/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: *SENECA MANOR* License #: *44499* License Expiration: *05/13/2023*  
 Address: *5340 SALTSBURG ROAD, VERONA, PA 15147*  
 County: *ALLEGHENY* Region: *WESTERN*

**Administrator**

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

**Legal Entity**

Name: *UPMC SENIOR COMMUNITIES*  
 Address: [REDACTED]  
 Phone: [REDACTED]

**Certificate(s) of Occupancy**

Type: *I-1* Date: *04/14/2010* Issued By: *L&I*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *99* Waking Staff: *74*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
 Reason: *Renewal, Incident* Exit Conference Date: *03/31/2022*

**Inspection Dates and Department Representative**

03/30/2022 - On-Site: [REDACTED]  
 03/31/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: *100* Residents Served: *62*

**Special Care Unit**  
 In Home: *No* Area: Capacity: Residents Served:

**Hospice**  
 Current Residents: *3*

**Number of Residents Who:**  
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *62*  
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
 Have Mobility Need: *37* Have Physical Disability: *0*

**Inspections / Reviews**

03/30/2022 Full  
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *06/18/2022*

06/22/2022 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: *06/17/2022*  
 Reviewer: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *06/28/2022*

Inspections / Reviews (*continued*)

## 08/01/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/28/2022

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 08/04/2022

## 08/16/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/04/2022

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 08/18/2022

## 09/27/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/18/2022

Reviewer: [REDACTED]

Follow Up Type: Document Submission

Follow Up Date: 12/01/2022

## 04/06/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/01/2022

Reviewer: [REDACTED]

Follow Up Type: Not Required

18 Other laws, regs, ordins.

1. Requirements

2800.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The Care Facility Carbon Monoxide Alarms Standards Act, enacted 9/23/16, requires carbon monoxide detectors to be installed in close proximity of, but not less than 15 feet from any fossil-fuel burning device or appliance. On 3/30/22, the carbon monoxide detector was approximately 5' from the 2 gas dryers in the 1st floor central laundry room.

POC Submission

Accept

The Maintenance foreman was educated on the Carbon Monoxide Alarms Standards Act. A battery operated carbon monoxide detector was placed immediately outside of the laundry room into the East hall per suggestion of the Agent of the Department. It is now 15 feet away. All carbon monoxide detectors were checked to ensure compliance. All carbon monoxide alarms are in a permanent location. They will be checked monthly during building maintenance rounds going forward.

Licensee's Proposed Overall Completion Date: 06/13/2022

Implemented ( [redacted] - 12/08/2022)

88a Floors, walls, ceilings, windows, doors

2. Requirements

2800.

88.a. Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

Description of Violation

On 3/30/22, there was an approximate 3" x 3" area of peeling paint and plaster exposing concrete underneath on the bottom of the wall next to the 1st floor East hallway exit door.

POC Submission

Accept

The 3x3 patch near the exit door was repaired by the maintenance foreman immediately. All exit doors were checked for disrepair and fixed immediately if needed. The doors will be checked 1x/month during regular inspection rounds by building maintenance. All repairs will be made immediately upon discovery going forward.

6/28/22- The 3x3 patch near the exit door was repaired by the maintenance foreman immediately. All exit doors were checked for disrepair and fixed immediately if needed. Physical site walkthroughs will be done by maintenance 1x/month. The inspection will include all floors, walls, ceilings, windows and doors and documented along with all other monthly checks on the UPMC maintenance review and saved on the computer. All repairs will be made immediately upon discovery going forward.

Licensee's Proposed Overall Completion Date: 06/28/2022

Implemented ( [redacted] - 12/08/2022)

121a Unobstructed egress

3. Requirements

121a Unobstructed egress (*continued*)

2800.

121.a. Stairways, hallways, doorways, passageways and egress routes from living units and from the building must be unlocked and unobstructed.

**Description of Violation**

*On 3/30/22 and 3/31/22, the exit doors leading from the dining room to the patio could not be opened without the use of significant force by an agent of the Department.*

REPEAT VIOLATION: 4/27/2021, et. al.

**POC Submission**

*Directed (█ - 09/27/2022)*

8/18/22-

*The Building Maintenance Services Department (BMS) will be doing an assessment of the air flow and balancing conditions of the HVAC System(s) that service the first floor of the building. This assessment was completed the week of August 1, 2022. In addition, BMS will review the operations of the external doors on the first floor of Seneca Manor, on a weekly basis and document, to ensure there are no obstructions, or deficiencies with the mechanical operation of the doors outlined in the summary report, that may be causing the difficulty opening these external doors. BMS will also inspect all stairways, hallways, doorways and passageways and egress routes from the living units and from the building to ensure they are unlocked and unobstructed. Powell Mechanical met BMS onsite Monday morning August 8, 2022 to begin evaluation of the air pressure on the first floor. At this time it was found that it was taking 25 pounds of pressure to open the doors on the first floor*

*It was decided that an engineering company needed to be contacted to resolve this problem. CJL Engineering was called and █ (engineer) came to Seneca Manor on 8/11/22. He did a quick survey of the situation. Mark is sending the proposal to █ (UPMC Building Maintenance) 8/18/22. CJL can begin the evaluation process as soon as possible. The Air Balancer which is crucial to the evaluation will be available after Labor Day. It is estimated to be a 4 to 8 week timeframe in the proposal to complete the initial evaluation of the building and issue a report of our findings. The report will also include proposed solutions and an estimate of how long the work will take to complete. An update will be sent as soon as the report is done with completion dates.*

*Per conversation with administrator on 9/27/22, the home has contracted with an engineering firm who will repair the home's air flow system to allow all doors to easily open. Repairs should be completed by 12/1/22. █ 9/27/22*

*Within 5 calendar days of receipt of the plan of correction: A designated staff person shall inspect all stairways, hallways, doorways, passageways and egress routes from living units and from the building on a daily basis to ensure they are unlocked and unobstructed. █ 9/27/22*

**Directed Completion Date:** 10/18/2022

*Implemented (█ - 04/06/2023)*