



RICK SNYDER  
GOVERNOR

State of Michigan  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN  
DIRECTOR

July 1, 2013

Thomas Zmolek  
MOKA Non-Profit Services Corp  
Suite 201  
3391 Merriam Street  
Muskegon, MI 49444

RE: License #: AS700252511  
Ferris Street Home  
17189 Ferris Street  
Grand Haven, MI 49417

Dear Mr. Zmolek:

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (616) 356-0100.

Sincerely,

Arlene B. Smith, Licensing Consultant  
Bureau of Children and Adult Licensing  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 916-4213

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING  
ADDENDUM TO ORIGINAL LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AS700252511

**Licensee Name:** MOKA Non-Profit Services Corp

**Licensee Address:** Suite 201  
3391 Merriam Street  
Muskegon, MI 49444

**Licensee Telephone #:** (231) 830-9376

**Administrator/Licensee Designee:** Thomas Zmolek, Licensee Designee  
Emily Elwell, Administrator

**Name of Facility:** Ferris Street Home

**Facility Address:** 17189 Ferris Street  
Grand Haven, MI 49417

**Facility Telephone #:** (616) 850-0449

**Capacity:** 6

**Program Type:** DEVELOPMENTALLY DISABLED  
MENTALLY ILL

## **II. Purpose of Addendum**

The Licensee Designee, Mr. Thomas Zmolek, requested on 04/26/2013, on the *Request For Modification Of The Terms Of The License/Registration*, the following: "Change of Use Space: The Licensee is requesting to utilize a second bedroom on the lower level of the home for a current resident. The dimensions of the room itself not excluding the closet are 14' 10" length by 12' 4" width in the middle of the room."

## **III. Methodology**

During my renewal inspection, on 04/24/2013, I observed two residents on the lower level. Upon review of the facility file I found that our office prepared and approved an Addendum Original Licensing Study Report, dated 10/09/2009, that allowed one resident to have the use of a bedroom on the lower level.

I observed there was a gas hot water heater which was in a closet with a louvered door. The furnace room was enclosed but the Home Manager was unable to supply evidence that this furnace room was in a required 1 hour rated room. The two (2) doors on the room were not 1 ¾" thick and they were without the required self-closures.

On 06/13/2013, I was at the home for an inspection. I measured the resident bedroom on 06/13/2013 and found it to measure 153.47 square feet. This is more than the required 65 square feet per resident.

I also observed the room built for the enclosure of the furnace and the hot water heater. I observed the two (2) doors placed on the enclosed room. This room is on the same level (lower level) as two resident bedrooms.

## **IV. Description of Findings and Conclusions**

I was at the home for an inspection on 06/13/2013. The lower level bedroom identified for use by an existing resident was measured and found to be 14' 10" x 9' plus an extra space for the bed which was measured at 3' x 4.' This equals 153.47 square feet, which is more than the required square footage for one resident bedroom. The lower level has a full bathroom, a sitting area, and a full kitchen. The lower level has the required direct exit to the outside (patio area) as well as a required second exit which is an interior stairway to the main floor of the home. I observed that there was a 1 ¾" door, with a self-closer, at the base of the stairwell.

The agency, MOKA, Non-Profit Services Corporation, has installed an enclosed furnace/hot water heater room.

The company Pinnacle Construction Group supplied a letter that described the work for the furnace room. The letter stated: "Description –Furnace Room: Remove

furnace and related duct/piping/electrical connections as able. Remove doors, frames and drywall (from interior of existing walls). Furnish and install 1 layer of 5/8" type X drywall, RC-1 channel over this, and a final layer of 5/8" type X drywall on interior of walls and ceilings as able; fire tape as required to provide UL design as described. Re-install furnace and reconnect; exhaust and combustion air to be rerouted to the north utilizing existing PVC piping. Relocate water heater into this room, and utilize existing exhaust and combustion air portals from the furnace. Reconnect gas, water and electrical, capping old lines (in old closet) install two (2) new 1 hour fire rated frames (hollow metal), doors (flush birch veneer) and hardware (hinges, closer, passage set); doors and frames to be painted." Mr. Ken Patin supplied a signed AFFIDAVIT, dated 05/30/2013 and it was signed by a Notary Public, Kent M. Schutter which stated: "That I am the Project Manager of Pinnacle Construction Group for the MOKA basement closet fire rating system work at 17189 Ferris St. in Grand Haven, MI. That on May 22, 2012, the work was completed per the May 9, 2013 proposal to do the same. I swear or affirm that the above and foregoing representations are true and correct to the best of my information, knowledge, and belief." The MOKA agency provided a drawing, with measurements, of the entire lower level.

On 06/13/2013, I inspected the lower level including the enclosed furnace/hot water, room. I observed two doors on the enclosed furnace/hot water, room with two doors that were labeled as a "one hour rated," door. Both doors were 1' 3/4" with a latching mechanism and a self-closing devise.

I reviewed the staffing levels of the home and there will be adequate staff to supervise all of the residents in the facility, including the additional resident (with a total of two residents) who are using the lower level of the home.

This change does not change the capacity of the Adult Foster Care home.

## V. Recommendation

I recommend that the lower level bedroom, currently being used as a resident bedroom, be approved as an acceptable resident bedroom on the lower level.

*Arlene B. Smith*

07/01/2013

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Arlene B. Smith  
Licensing Consultant

Date