



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

April 10, 2023

Megan Rheingans, Authorized Representative
Brighton Comfort Care, LLC
1320 Rickett Road
Brighton, MI 48116

RE: Application #: AH470412880
Brighton Comfort Care
1320 Rickett Road
Brighton, MI 48116

Dear Ms. Rheingans:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 93 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AH470412880

Applicant Name: Brighton Comfort Care, LLC

Applicant Address: 4180 Tittabawassee
Saginaw, MI 48604

Applicant Telephone #: (989) 607-0001

Authorized Representative: Megan Rheingans

Name of Facility: Brighton Comfort Care

Facility Address: 1320 Rickett Road
Brighton, MI 48116

Facility Telephone #: (810) 247-8442

Application Date: 05/18/2022

Capacity: 93

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

05/18/2022	Enrollment
05/18/2022	Contact - Document Received IRS Letter
06/01/2022	Application Incomplete Letter Sent 1326
06/10/2022	Inspection Completed-Fire Safety: C Temporary approval issued until 8/19/22 by BFS inspector Don Collick - The inspection was completed for current licensee AH470387116 at this address and may be used for this license.

07/13/2022 Inspection Completed-Fire Safety: A
Follow up conducted by BFS inspector Don Collick for licensee AH470387116 at this same address. May be used for this applicant.

07/21/2022 Application Incomplete Letter Sent
Policies and procedures requested - sent to applicant's authorized representative (AR) Megan Rheingans via email.

08/03/2022 Contact - Document Received
Letter from applicant's authorized representative Megan Rheingans attesting no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. unless/until a food service establishment license is attained from Livingston County health department.

08/03/2022 Contact - Document Received
Letter from applicant's authorized representative Megan Rheingans attesting no resident funds and no refundable deposits will be held by licensee, therefore, no surety bond is required.

12/01/2022 Contact - Document Received
Attestation letter of no resident funds/no refundable deposits held from applicant's authorized representative Megan Rheingans.

12/01/2022 Contact - Document Received
Attestation letter that generator meets compliance with MCL333.21335 from applicant's authorized representative Megan Rheingans.

12/01/2022 Contact - Document Received
Attestation letter of no food served to non-residents i.e. resident family members, employees, vendors, visitors, etc. unless and until food service establishment license from Livingston Co. Health Dept from applicant's authorized representative Megan Rheingans.

12/01/2022 Contact - Document Received
BCAL1606 appointing Michael Farrell as administrator. Signed by applicant's authorized representative Megan Rheingans.

02/16/2023 Contact - Document Received

Bill of sale dated 05/26/2022 transaction between Brighton Comfort Care LLC and Brighton Manor LLC received from Ms. Rheingans.

- 02/21/2023 Inspection Completed on-site
Met with AR M. Rheingans and administrator Michael Farrell -
Items identified out of compliance:
R325.1973(1) Lack of heat source in the theater room not maintaining it at least 72°F;
R325.1917(2) Possible issues of conflict with BFS fire safety rules: Use of a space heater in the theater, aluminum foil type venting behind a laundry dryer, and excessive heat behind another laundry dryer, possible vent tube problem;
R325.1964(9) Exhaust ventilation not functioning in a sample of required rooms such as the Memory Care (MC) area soiled linen room, MC janitor closet, and main kitchen janitor closet;
R325.1979(1) MC area windows have 2 screws installed to prevent opening more than a couple inches. Some windows are missing the second screw;
R325.1976(12) Ice machine not functioning;
R325.1970(7) Water temperatures are not maintained within range between 105°-120° F at faucets used by residents, such as in common area restroom [next door to employee restroom] (101°F), resident room 302 (129.6°F) and resident room 103 (131.7°F);
R325.1954 Chef Kelly was not maintaining a meal census of number of residents served, nor a record of kind and amount of food used;
R325.1932(5) Three prescription medication inhalers were observed unsecured on counter in a resident's room (#103) with no reasonable precaution to prevent use by a person other than the resident.
- 02/21/2023 Referral - Office of Fire Safety
Notified Bureau of Fire Services (BFS) supervisor Larry DeWachter of possible BFS fire safety findings.
- 02/23/2023 Inspection Completed-Fire Safety: C
Temporary approval issued until 04/28/2023 by BFS inspector Don Collick - The inspection was completed for current licensee AH470387116 at this address and may be used for this license.
- 03/03/2023 Contact - Document Received
Authorized representative Megan Rheingans submitted photos to demonstrate compliance of water temperature readings between 105-120 degrees; theater room tested with a handheld

device at 72.1 degrees, kind and amount of food used form was submitted, ice machine repair invoice from 2/28/23, and a lockbox holding resident's medications.

- 03/22/2023 Contact - Document Received
AR M. Rheingans submitted photographs to demonstrate compliance re: stop screws affixed to memory care windows, invoice of 3 exhaust fans repaired, meal census/kind and amount of food form.
- 03/24/2023 Contact - Document Received
AR M. Rheingans submitted photo to demonstrate ice machine is now working.
- 04/04/2023 Inspection Completed-Fire Safety: A
Follow up by BFS inspector Don Collick for licensee AH470387116 at this same address. May be used for this license.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility at 1320 Rickett Road Brighton, MI 48116 is a one-story wood frame residential building with type V (111) construction, I-2 use group. It has been occupied as a licensed home for the aged since March 2019. It is located in the northeast area of Livingston County on the west side of Rickett, a three-lane road zoned 35 mph. The building is free-standing situated between a church and a landscaping business with business offices, a produce distribution center and manufacturing across the street. A retention pond is behind the building. A paved fire lane leads around one side to the rear of the building with parking available in front and the side.

The home has 73 residential units with a total approved capacity of 93 resident beds. The facility's main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, spa room, library, staff break room, staff offices/desk areas, and laundry service rooms. There are 53 residential units in this assisted living area with 20 units approved for double occupancy: Rooms 107, 110, 200, 101, 202, 203, 204, 205, 206, 207, 209, 211, 218, 307, 310, 402, 403, 404, 405, and 406.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Each assisted living unit has its own compact refrigerator.

The facility's memory care area is a designated hallway located along the rear of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. There are 20 studio units in the memory care area, all approved for single occupancy.

The memory care area can be entered via the assisted living area. For resident safety, exit doors in the memory care area are secured with numbered keypads to be opened with staff assistance. Windows in this area are equipped with stop screw devices so that they can only be opened a few inches, also for resident safety.

The memory care unit has its own dining room, communal living room, a staff office/desk area, and laundry room. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms and next to the beds to summon assistance from staff. Personal pendants are also available to residents and serve to summon staff assistance. Staff utilize walkie-talkies to communicate with one another.

A bed and bedside table along with towels, washcloths, and bedding are available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. The home has two exterior courtyards available for resident activities, that are enclosed by the building. Some of the assisted living units have sliding patio doors with direct access to the courtyard.

This facility has city water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 19 are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when the building is deemed to be uninhabitable by the fire department/first responders/administration.

When the facility was initially licensed as a home for the aged, Health Facilities Engineering Section engineer Pier-George Zanoni documented on his 3/13/2019 Occupancy Approval report that the home has a natural gas powered 175 kilowatt emergency generator. On 12/1/2022, the applicant's authorized representative Megan Rheingans submitted a letter attesting that the home's generator meets compliance with MCL333.21335, such that during an interruption of the normal electrical supply, it

provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

B. Program Description

In anticipation of a change of ownership, on 05/18/2022 Brighton Comfort Care, LLC submitted application a home for the aged license under building fire safety type Chapter 19 Existing Health Facility.

A bill of sale dated 05/26/2022 was submitted to the department, which changed ownership of the operation and necessitated application for a new license.

The facility, to be named Brighton Comfort Care, is operated by Brighton Comfort Care LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Brighton Comfort Care LLC is a domestic limited liability company with an organization date of 04/28/2022.

As a licensed home for the aged, Brighton Comfort Care LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions in the memory care unit. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

On 12/01/2022, the applicant's authorized representative Megan Rheingans submitted a letter attesting the facility will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 12/01/2022, Ms. Rheingans submitted a letter attesting no food will be served to non-residents i.e., resident family members, employees, vendors, visitors, etc. unless and until food service establishment license from Livingston Co. Health Dept. is attained.

C. Rule/Statutory Violations

When this facility was initially licensed as a home for the aged, on 03/13/2019 Health Facilities Engineering Section engineer Pier-George Zaroni submitted an Opening Survey with occupancy approval, room sheets, and floor plan approving 73 residential units, 53 rooms in the assisted living area and 20 rooms in the memory care area. Twenty of the 53 rooms in the assisted living area are approved for double occupancy for a total capacity of 93 beds.

On 04/04/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector

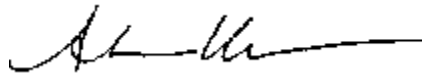
Don Collick issued fire safety certification approval for the current licensee at this address. This approval may be utilized for this applicant.

On 02/21/2023, I conducted an on-site inspection of the building with the applicant's authorized representative Megan Rheingans and administrator Michael Farrell. A number of items were identified to be out of compliance. On 03/03, 03/22, and 03/24/2023, Ms. Rheingans submitted documentation, photos, and videos to demonstrate the items have been brought into compliance.

Therefore, the study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 93 licensed beds and programs for aged and Alzheimer's disease or related condition care.



04/05/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



04/10/2023

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date