Statement of Deficiencies	**(X1) Provider/Supplier/CLIA Identification Number**	**(X3) Date Survey Completed**
	55C0001061	07/28/2025
Name of Provider or Supplier	**Street Address, City, State**	
Pacific Eye Institute	555 N 13th Avenue, Upland, CA	

For information on the provider's plan to correct this deficiency, please contact the provider or the state survey agency.

(X4) ID Prefix Tag	**Summary Statement of Deficiencies** (Each deficiency should be preceded by full regulatory or LSC identifying information)
K0345	Fire Alarm System - Testing and Maintenance CFR(s): NFPA 101 Fire Alarm Systems - Testing and Maintenance A fire alarm system is tested and maintained in accordance with an approved program complying with the requirements of NFPA 70, National Electric Code, and NFPA 72, National Fire Alarm and Signaling Code. Records of system acceptance, maintenance and testing are readily available. 9.6.1.3, 9.6.1.5, NFPA 70, NFPA 72 This STANDARD is not met as evidenced by: Based on record review and interview, the facility failed to maintain the fire alarm system. This was evidenced by the failure to provide a vendor report indicating that the fire alarm system was inspected and tested annually, by the failure to provide visual inspections at least every six months, and by the failure to provide annual and semiannual testing of the sealed lead acid batteries. This could result in a malfunction of the fire alarm system during an emergency. This affected two of two patients, staff members, and visitors in two of two smoke compartments. NFPA 101, Life Safety Code, 2012 Edition 21.3.4 Detection, Alarm, and Communications Systems. 21.3.4.1 General. Ambulatory health care facilities shall beprovided with fire alarm systems in accordance with Section9.6, except as modified by 21.3.4.2 through 21.3.4.4. 9.6.1.3 A fire alarm system required for life safety shall be installed, tested, and maintained in accordance with the applicable requirements of NFPA 70, National Electrical Code, and NFPA 72, National Fire Alarm and signaling Code, unless it is an approved existing installation, which shall be permitted to be continued in use.

NFPA 72 National Fire Alarm and Signaling Code, 2010 Edition

14.3.1* Unless otherwise permitted by 14.3.2 visual inspections shall be performed in accordance with the schedules in Table 14.3.1 or more often if required by the authority having jurisdiction.

Table 14.3.1 Visual Inspection Frequencies: Semi Annual

1. Control equipment

3. Batteries

4. Transient suppressors

5. Fire alarm control unit trouble signals

7. In-building fire emergency voice/alarm communication equipment

8. Remote annunciators

9. Initiating devices

12. Interface equipment

13. Alarm notification appliances

15. Supervising station alarm systems - transmitters

16. Special procedures

17. Supervising station alarm systems - receivers

18. Public emergency system reporting system transmission equipment

19. Mass notification system, supervised

14.3.4 The visual inspection shall be made to ensure that there are no changes that affect equipment performance.

14.4.2.2* Systems and associated equipment shall be tested according to Table 14.4.2.2.

5. Batteries-general tests: Prior to conducting any battery testing, the person conducting the test shall ensure that all system software stored in volatile memory is protected from loss.

(a) Visual inspection: Batteries shall be inspected for corrosion or leakage. Tightness of connections shall be checked and ensured. If necessary, battery terminals or connections shall be cleaned and coated. Electrolyte level in lead-acid batteries shall be visually inspected.

(e) Load voltage test: With the battery charger disconnected, the terminal voltage shall be measured while supplying the maximum load required by its application. The voltage level shall not fall below the levels specified for the specific type of battery. If the voltage falls below the level specified, corrective action shall be taken, and the batteries shall be retested.

Table 14.4.5 Testing Frequencies

(d) Sealed lead-acid type

(1) Charger test - Annually

(2) Discharge test - Annually

(3) Load voltage test - Semiannually

Findings:

During record review, and interview with the Office Manager 1, Office Manager 2, and Facilities Manager on 7/28/25, the fire alarm system records were requested.

1. At 11:10 a.m., the facility failed to provide the annual inspection and testing of the fire alarm system. Upon interview, the Facilities Manager stated that the vendor report will be available by end of day today. Additional time was given to the facility to provide a copy of the annual report by 10 a.m. on 7/29/25. As of 7/29/25 the requested records were not submitted to the California Department of Public Health (CDPH). This is a repeat deficiency that was cited on the Life Safety Code survey dated 4/20 /17.

2. At 12:20 p.m., the facility failed to provide two of two semi-annual inspections of the fire alarm system and its components. During an interview, the Office Manager stated that she will look for the record. The Facilities Manager stated that All-In-One Facilities Maintenance (AFM) completes weekly visual inspections every Thursdays, and he will provide the records. Additional time was given to the facility to provide record of the semiannual visual inspections by 10 a.m. on 7/29/25. As of 7/29/25 the requested records were not submitted to the California Department of Public Health (CDPH).

3.At 2:07 p.m., the facility failed to provide records of the annual and semiannual testing of the seal lead acid battery. The battery was located in thefire alarm control panel on the first floor. During an interview, the Office Manager 2 stated that she will check with the Facilities Manager. At 2:49 p.m., the Facilities Manager stated that he will provide the annual and semiannual testing of the battery. Additional time was

	given to the facility to provide battery testing by 10 a.m. on 7/29/25. As of 7/29/25 the requested records were not submitted to the California Department of Public Health (CDPH).