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)
K0918	Essential Electrical Systems Generator or Alternate Source CFR(s): NFPA 101 Electrical Systems - Essential Electric System Maintenance and Testing The generator or other alternate power source and associated equipment is capable of supplying service within 10 seconds. If the 10-second criterion is not met during the monthly test, a process shall be provided to annually confirm this capability for the life safety and critical branches. Maintenance and testing of the generator and transfer switches are performed in accordance with NFPA 110. Generator sets are inspected weekly, exercised under load 30 minutes 12 times a year in 20-40 day intervals, and exercised once every 36 months for four continuous hours. Scheduled test under load conditions include a complete simulated cold start and automatic or manual transfer of all EES loads, and are conducted by competent personnel. Maintenance and testing of stored energy power sources (Type 3 EES) are in accordance with NFPA 111. Main and feeder circuit breakers are inspected annually, and a program for periodically exercising the components is established according to manufacturer requirements. Written records of maintenance and testing are maintained and readily available. EES electrical panels and circuits are marked and readily identifiable. Minimizing the possibility of damage of the emergency power source is a design consideration for new installations. 6.4.4, 6.5.4, 6.6.4 (NFPA 99), NFPA 110, NFPA 111, 700.10 (NFPA 70) This STANDARD is not met as evidenced by: Based on observation, record review, and interview, the facility failed to maintain the stored electrical energy emergency and standby power systems (SEPSS). This was evidenced by missing weekly inspections of the cells within the battery system, and by the failure to provide a load testing of the UPS at least annually. This could result in a malfunction of the Uninterruptible Power Systems (UPS) during a loss of utility power. This affected two of two patients, staff members, and visitors in two of two

smoke compartments.

NFPA 101, Life Safety Code, 2012 Edition

21.5 Building Services.

21.5.1 Utilities.

21.5.1.1 Utilities shall comply with the provisions of Section 9.1.

9.1.4 Stored Electrical Energy Systems. Stored electrical energysystems shall be installed, tested, and maintained in accordancewith NFPA 111, Standard on Stored Electrical EnergyEmergency and Standby Power Systems.

NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems, 2010 Edition

7.6.5 Baseline Measurement. A permanently installed method of monitoring LA batteries shall be permitted based on ohmic measurements. Ohmic measurements shall be taken of every cell within the battery system approximately 2 weeks following the full load test described in 7.6.2.3, or 2 weeks following the most recent discharge thereafter. Measurements shall be taken on a fully charged battery while float charging. The data shall be recorded to establish a baseline against which all future measurements will be compared.

8.4 Operational Inspection and Testing.

8.4.1* Level 1 equipment shall be inspected monthly and tested in accordance with the manufacturers recommendations. (See Figure A.8.4.2.)

8.4.2* Inspection of the equipment shall include the following:

(1) The battery and associated charger/control equipment shall be checked to verify that they are in a clean and satisfactory condition and that no exceptional environmental or other conditions exist that could damage or affect performance.

(2) Battery electrolyte levels shall be checked, where applicable, and refilled as necessary.

(3) Terminals and intercell connectors shall be cleaned and regreased, if necessary, and cell tops shall be cleaned.

(4) Individual cell voltages shall be checked and recorded where practical.

(5) The specific gravity of pilot cells shall be checked and recorded, where applicable.

(6) The conditions of the plates and sediment of free-electrolyte, LA batteries in transparent containers shall be noted.

(7) All indicator lamps, meters, and controls shall be checked to verify that they are operating correctly.

(8) The load value shall be checked to ensure that it is within the equipment rating.

8.4.3 Load Testing.

8.4.3.1 A load test shall be performed as required by 8.4.1. The output voltage, battery voltage, and duration of the test shall be recorded at the beginning and at the end of the test for each battery set.

8.4.3.2 When a method of ohmic measurements is used to monitor LA batteries, the results shall be maintained and checked for deviance from the baseline established at the time of the battery system installation acceptance in 7.6.5. If data are within the acceptable range as determined by the battery manufacturer, annual load testing shall not be required. If data indicate deviation outside an acceptable range determined by the battery manufacturer, the SEPSS shall be checked at full load for the full duration for its class. A fully rated load bank shall be used in lieu of an actual load provided it is sized to be equal to the ECE rating.

8.4.3.3 When a history of ohmic measurements is not used or maintained, the SEPSS shall be checked annually at full load for 60 percent of its class. A fully rated load bank shall be permitted inlieu of an actual load provided it is sized to be equal to the ECE rating.

8.4.4 The SEPSS shall be checked annually at full load for 60 percent of its class.

8.4.5 A written record of all checks and tests in 8.4.2 shall be maintained and shall be accessible to the authority having jurisdiction. (See Figure A.8.4.2.)

8.4.6 The routine maintenance and operational testing program shall be performed by qualified personnel.

Findings:

During a tour of the facility, record review, and interview with the Office Manager 2 and Facilities Manager on 7/28/25, the SEPSS was observed, and records were reviewed.

1. At 12:30 p.m., the facility failed to provide 20 of 52 weekly inspections of the 12 lead acid (LA) batteries connected to the UPS. A document titled, "2025 Weekly UPS Assessment Log" indicated that the UPS batteries were inspected from 1/6/25 through 7/28/25. The weekly inspection from 8/1/24 through 12/31/24 were not provided. During an interview, the Office Manager 2 stated that the 2024 weekly inspection logs were not available for review.

During the prior Life Safety Code survey on 4/20/17, the facility was cited for missing weekly inspections of the LA batteries.

	2. At 2:58 p.m., the facility failed to provide load testing of the UPS at least annually. During a concurrent interview, the Office Manager 2 stated that she could not locate any other UPS records. During a Life Safety Code survey on 4/20/17, the facility was cited for missing a maintenance and testing program.