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### **GENERATOR ADDENDUM MAGNOLIA HOUSE ASSISTED LIVING COMPREHENSIVE EMERGENCY MANAGEMENT PLAN**

Pursuant to Emergency Rule 58AER 17-1, entitled “Procedures Regarding Emergency Environmental Control for Assisted Living Facilities,” this addendum is supplied as an addendum to my current Comprehensive Emergency Management Plan. The Emergency Rule requires a plan be submitted within 45 days from the date of the Emergency Order (September 16, 2017). The Emergency Order further requires plan implementation by November 15, 2017 (60 days from the date of the Emergency Order).

**Scope of Addendum:** This addendum is intended to address the implementation of a plan to ensure ambient temperatures will be maintained at or below 80 degrees Fahrenheit for a minimum of ninety-six (96) hours in the event of the loss of electrical power to an assisted living facility. The plan is intended to address the acquisition, maintenance and testing of an installed generator. The plan also addresses the storage of fuel on the premises for the generator.

#### **Sufficient Generator already on Site**

- I. On Friday, October 4th, 2017 the Executive Director and Maintenance Director met with RONCO ELECTRICAL SERVICES, LLC to discuss installing a transfer switch and wiring for the existing 35 KW Generac generator to power A/C to the Common Area, Dining Room, Formal Dining Room and Activities area sufficient to hold all residents comfortably. The total cooled space will be approximately 3,252 square feet. In addition the generator also powers Sprinkler System, Fire Alarm, emergency lights, emergency receptacle’s, emergency call system and doors, refrigeration, and the HVAC system for above areas.
  - RONCO ELECTRICAL SERVICES, LLC a certified Generac generator dealer on 10/13/17 installed, tested and passed the transfer switch to power our existing Trane XE HVAC system that currently cools the aforementioned safe areas.

**Generator Fueled by Piped in Natural Gas (Stored Fuel Not Required)**

- II. Current generator already installed on site is and has been powered by piped in Natural Gas. The natural gas, natural gas lines and transfer stations are supplied and maintained by the City of Quincy, FL.

**Contractor to perform the following:**

**Fuel: Natural gas provided by the City of Quincy is currently installed, connected to and used by the existing 35 KW Generac Generator.**

**Service Maintenance, and Testing**

- III. Magnolia House Maintenance Director performs weekly maintenance checks on oil and antifreeze levels. Generator auto runs weekly for 12 to 15 minutes. Both weekly maintenance and auto runs are logged in a maintenance log. J & G Generator Service Company performs yearly diagnosis testing and service. J & G Generator Service Co., performs any and all local requirements as well as ensures maintenance in accordance with manufacturer's suggested guidelines are also adhered to.

**Final Placement and Installation**

- IV. Generator currently in place. The required transfer switch is in place as of 10/13/2017 meeting both the 45 day and 60 regulation on an ambient temperature of 80 degrees or less to our designated safe area.

**Timeline**

- V. The work schedule provided by RONCO ELECTRICAL is expected to begin on October 13th, 2017. The schedule is as follows:
- Work completed 10/13/17 to ensure generator provides power to A/C that cools the aforementioned safe area for current residents. RONCO ELECTRICAL QUOTE ATTACHED.

**Staff Training:**

- VI. All staff will undergo training for the procedures during the loss of power. During conditions when there is a named storm approaching the area where the community is located, there will be trained staff at the building to ensure proper operation of the generator.

All staff, as a part of their orientation requirements will be trained on the procedures that are to be followed in a power outage.

### **Procedures during the Loss of Power**

- V. If power is lost to the building, staff will make rounds on all residents to ensure they have a light source and check on the safety of all residents. Staff on Duty will perform the following:
- a. Notify the power company of the loss of electrical service by calling The City of Quincy 850.618.0040 during normal business hours and 850.627.9506n after hours. Staff will not assume it has already been reported.
  - b. Maintenance Director will check all breaker panels and reset if necessary.
  - c. Staff will contact the Manager. Additional staff may be called in to assist.
  - d. If power remains off for longer than 15 minutes, staff will determine whether residents would like to come to an area of the building where temperatures are 80 degrees or below.
  - e. If the temperature is not an issue, staff should regularly patrol the building every 20 minutes for wellness checks, determine the needs for assistance for residents, the smell of smoke or evidence of fire.
  - f. If power remains off for a significant length of time and temperatures exceed 80 degrees in the common area of the building designated for resident cooling in a power outage, MD must engage the generator if it does not engage automatically. **Only trained staff or the Maintenance Director on call may engage the generator.**
  - g. If power remains off and temperature are less than 80 degrees in designated areas staff will assist and provide comfort to residents. Nursing will implement pharmacy medication protocols, Dietary will implement disaster menu and water protocols designated in our Comprehensive Emergency Management Plan.
  - h. If at any time temperatures exceed 80 degrees on three different readings within an hour **after the generator is engaged**, evacuation procedures will begin and residents will be transported in accordance to our Comprehensive Emergency Management Plan.