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North Dakota Health and Human Services

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	8212	A. BUILDING: 01 - MAIN BUILDING B. WING _____	11/18/2025

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
MOTT HEALTH CARE CENTER	401 MILLIONARE AVE MOTT, ND 58646

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
K 000	INITIAL COMMENTS This survey used the 2012 edition of NFPA 101, Life Safety Code, Chapter 33 Existing Residential Board and Care Occupancies (Large), in compliance with NDAC 33-03-24.2. The findings that follow demonstrate noncompliance with these standards. The facility was located in a one-story building of Type V (000) construction. The building was protected with one wet and one dry automatic sprinkler system designed to meet the requirements of NFPA 13, Standard for the Installation of Sprinkler Systems. The facility was separated from a one-story clinic building to the north by a one-hour fire resistant rated occupancy separation wall. Resident evaluation determined a Slow level of evacuation difficulty. The E-Score was 3.5.	K 000	See attached	
K 256	AUTOMATIC SPRINKLERS Where an automatic sprinkler system is installed, for either total or partial building coverage, the system shall be installed in accordance with Section 9.7, as modified by 33.3.3.5.1.1, 33.3.3.5.1.2, and 33.3.3.5.1.3. 33.3.3.5.1	K 256		

Health Repsonse and Licensure
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE | TITLE | (X6) DATE

11/28/25

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K 256	Continued From page 1 This State Licensing Rule is not met as evidenced by: The facility failed to ensure the automatic sprinkler system was continuously maintained in a reliable operating condition as required by NFPA 25, Standard for the Inspection, Testing and Maintenance of Water-based Fire Protection Systems. 33.2.3.5.3, 9.7.5 The freezing point of solutions in antifreeze systems shall be tested annually by measuring the specific gravity with a hydrometer or refractometer and adjusting the solutions if necessary. If the test results indicate an incorrect freeze point at any point in the system, the system shall be drained, the solution adjusted, and the systems refilled. NFPA 25 5.3.4, 5.3.4.3.2 The facility failed to ensure the automatic sprinkler system was continuously maintained in a reliable operating condition as required by NFPA 25. Record review determined the antifreeze in the Dining Area antifreeze loop failed when tested during the automatic sprinkler system annual test conducted on 08/26/2025 and the system had not been drained, solution adjusted, and system refilled. Failure to inspect, test and maintain the automatic sprinkler system in accordance with NFPA 25 increases the risk of death or injury due to fire. The deficiency affected one (1) of numerous locations protected by the automatic sprinkler	K 256	See attached JM Monet 11/28/25	

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K 256	Continued From page 2 system, which serves the entire facility.	K 256		
K2130	Other LSC Deficiencies Other Life Safety Code deficiencies: This State Licensing Rule is not met as evidenced by: 1) The facility failed to submit plans and specifications to the department for construction which was subject to review and approval. On 11/18/2025, observation and staff interview determined the facility had conducted a renovation of the North Wing to construct a clinic that included construction of a one-hour fire resistant rated occupancy separation wall between the basic care building and clinic building. The ND Department of Health verified plans had not been submitted and approved for the construction projects. Failure to submit plans for review and receive construction approval as required increases the risk of death or injury due to fire. The deficiency affected one (1) of two (2) smoke compartments in the facility. 2) Multiple occupancies shall comply with 6.1.14. Where separated occupancies are provided, each part of the building comprising a distinct occupancy, as described in this chapter, shall be completely separated from other occupancies by fire-resistive assemblies. Doors protecting	K2130	See attached	

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K2130	Continued From page 3 openings in one-hour fire resistant rated occupancy separation walls are required to be a labeled 45-minute fire rated door. Only approved fire exit hardware shall be used on fire-rated door assemblies. Devices that hold the latch in the retracted position shall be prohibited on fire exit hardware, unless such devices are listed and approved for such a purpose. 33.1.3.1, 6.1.14.4.1, Table 6.1.14.4.1(a), 8.3.4.2, Table 8.3.4.2, 7.2.1.7.2, 7.2.1.7.4 The facility failed to ensure complete one-hour fire resistant rated occupancy separation walls between the basic care building and clinic building. Observation determined: a) There were no label ratings on the one-hour fire resistant rated occupancy separation wall cross-corridor doors between the basic care building and clinic building. b) The west leaf of the cross-corridor doors in the one-hour fire resistant rated occupancy separation wall between the basic care building and clinic building was latched with a manual latch bolt that could be held in a retracted position. Failure to ensure complete one-hour fire rated occupancy separations from non-conforming buildings increases the risk of death or injury due to fire. The deficiency affected one (1) of one (1) one-hour fire resistant rated occupancy separation walls in the facility.	K2130	See attached	

11/28/25

Mott Health Care Center

November 28th, 2025

Karla Aldinger

North Dakota Health & Human Services

Life Safety & Construction Unit

Bismarck, ND 58501

Dear Ms. Aldinger,

Below is the corrective action plan for the Mott Health Care Center

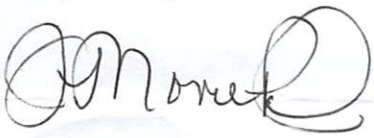
1. K 256 Deficiency
    - Nova Fire Protection will drain the antifreeze system and refill with appropriate solutions measuring and adjusting solution as necessary to meet the freeze point guidelines
    - MHCC will continue to contract with certified companies annually to ensure the automatic sprinkler system is maintained in a reliable operating style as required by the NFPA 25 standard for inspection, testing and maintenance
    - No other portions of the facility will be affected by this deficient practice.
    - Correction timeline, February 1st, 2026, allowing for the upcoming holidays, and inclement weather.
    - ND Health Department Life Safety & Construction Unit will be notified if the timeline is not met.
2. K2130
    - James Devine, AIA, NCARB, LEED-AP with J2 Studio architecture + design shall submit finalized plans for the north wing of the MHCC to the ND Life Safety & Construction unit for approval on the renovation or the WRHS Mott Clinic.

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Mott Health Care Center

- Plans to correct the fire doors between WRHS Mott clinic MHCC to meet the specifications, both leaves be self-latching, have been discussed between Mr. Devine and Kevin Drader, CFI-I.
- Mr. Devine spoke with Roer's Construction, and the fire door changes have been discussed and corrected plans shall be submitted to the ND Life Safety & Construction Unit.
- On November 26th, 2025, the placards with the fire ratings for the doors in between WRHS Mott Clinic and MHCC were installed. I've e-mailed photos to you for your review.
- Corrective timeline for fire doors, February 1st, 2026, allowing for the upcoming holidays and inclement weather.
- ND Depart of Health Life Safety & Construction Unit will be notified of the timeline will not be met.
- No other portions of the facility will be affected by this deficiency.

Respectfully Submitted,



Jodi Moore, PA-C

Administrator

Mott Health Care Center

401 Millionaire Ave, Suite A

Mott, ND 58646