



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Approved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 05/14/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

All violations noted during previous related inspection(s) have been corrected.

Owner or Owner's Representative

Signature

Print Name and Title

Deputy State Fire Marshal Nicholas Wolden
1823 BAKER WAY
Kelso WA 98626
(360) 852-0966

Nicholas D. Wolden
Signature

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

This document was prepared by Residential Care Services for the Locator website.

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Disapproved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 04/07/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin Quarterley Fire Sprinkler Inspections

Quarterly inspections of fire sprinkler systems are required in all state-licensed Assisted Living Facilities, Residential Treatment Facilities, Childcare Centers and Group Homes per NFPA 25 Table 5.1.1.2.	Facility failed to provide quarterly fire sprinkler system inspections
---	--

2 Admin - (ITM) Inspection, Testing, & Maintenance

Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared."	
---	--

3 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner. (IFC 0305.1 2021)	Facility failed to maintain clearance around heater in fire sprinkler riser room
---	--

4 Burning Objects

Lighted matches, cigarettes, cigars, or other burning objects shall not be discarded in such a manner that could cause ignition of other combustible material. (IFC 310.7 2021)	Unsafe smoking found surrounding building approximately 200 cigarettes were found surrounding building.
--	---

5 Abatement of Electrical Hazards

Abatement of unsafe conditions and electrical hazards. Conditions that constitute an electrical shock or fire hazard shall be abated.. (IFC 603.2 2021)	Fourth story stairwell light cover missing
--	--

6 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 603.2.2, 2021)	Open electrical junction box 4th floor ceiling 1 inch knock out missing
---	---



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

This document was prepared by Residential Care Services for the Locator website.

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Disapproved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 04/07/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

7 Working Space and Clearance

Working space and clearances. Working space around electrical equipment shall be provided in accordance with Section 110.26 of NFPA 70 for electrical equipment rated 1,000 volts or less, and Section 110.32 of NFPA 70 for electrical equipment rated over 1,000 volts. The minimum required working space shall be not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the minimum working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

(IFC 603.4, 2021)

Items found stored in front of electrical panel in boiler room

8 Appliance Connection to Building Piping

Gas-fired commercial cooking appliances installed on casters and appliances that are moved for cleaning and sanitation purposes shall be connected to the piping system with an appliance connector listed as complying with ANSI Z21.69/CSA 6.16. The commercial cooking appliance connector installation shall be configured in accordance with the manufacturer's installation instructions. Movement of appliances with casters shall be limited by a restraining device installed in accordance with the connector and appliance manufacturer's instructions.

(IFC 606.4 2021)

Strain protection found missing on kitchen cooking appliances with wheels that are gas



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

This document was prepared by Residential Care Services for the Locator website.

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Disapproved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 04/07/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

9 Owner's Responsibility

The owner shall maintain an inventory of all required fire-resistance-rated construction, construction installed to resist the passage of smoke and the construction included in Sections 703 through 707 and Sections 602.4.1 and 602.4.2 of the International Building Code. Such construction shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. (IFC 701.6 2021)	Holes in ceiling of boiler room Facility failed to provide annual fire rated construction inspection report
---	---



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

This document was prepared by Residential Care Services for the Locator website.

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Disapproved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 04/07/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

10 Commercial Cooking Systems

904.13 Commercial cooking systems. The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fireextinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Additional protection is not required for ductwork beyond 75 feet when hood suppression system complies with UL 300. Signage shall be provided on the exhaust hood or system cabinet, indicating the type and arrangement of cooking appliances protected by the automatic fire-extinguishing system. Signage shall indicate appliances from left to right, be durable, and the size, color, and lettering shall be approved. Automatic fireextinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows: 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Automatic water mist systems, NFPA 750. 4. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 5. Dry-chemical extinguishing systems, NFPA 17. 6. Wet-chemical extinguishing systems, NFPA 17A. EXCEPTIONS: 1. Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code. 2. Protection of duct systems beyond 75 feet when the commercial kitchen exhaust hood is protected by a system listed in accordance with UL 300. (IFC 904.13 2021 WAC 51-54A)	Facility failed to provide signage of commercial cooking appliances
--	--



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

Business Name	Spring Manor	Provider Number	001150
Address	1103 16TH AVE ,	Approval Status	Disapproved
City, State, Zip	Seattle, WA	Facility Type	Residential Care

On 04/07/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

11 Inspection, Testing and Maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72. Records of inspection, testing and maintenance shall be maintained. (IFC 907.8 2021)	Missing cover on water flow above kitchen hood system
--	---

12 Buildings

In the event of power supply failure, in buildings that require two or more exit or access to exits, an emergency electrical system shall automatically illuminate all of the following areas: 1. Exterior exit access stairways and ramps 2. Interior and exterior exit stairways and ramps. 3. Exit passageways 4. vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2 5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge. (IFC 1008.3.2 2021)	Fourth story stairwell missing emergency lighting Back patio stairway exit missing emergency lighting Outdoor exterior landings shall have emergency lighting installed
--	---

Next inspection scheduled on or after: 05/07/2026

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative

V. Weber
Signature

VIVIAN WEBER, ADMINISTRATOR
Print Name and Title

Deputy State Fire Marshal Nicholas Wolden
1823 BAKER WAY
Kelso WA 98626
(360) 852-0966

Nicholas D. Wolden
Signature