



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

Business Name	Guardian Angel Homes (The Cottage)	Provider Number	1513
Address	245 VAN GIESEN ST , 6 units	Approval Status	approved
City, State, Zip	Richland, WA 993542691	Facility Type	Residential Care

On 07/28/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin Complaint

COMPLAINT # 187910

Here's a complaint of Fire

Please include the answers to the following questions in your report in FDM.

1. The cause of the fire? Unknown
2. If the sprinklers were activated? No
3. If there was an evacuation / how many were evacuated? No
4. If there were injuries / how many? None
5. Did the fire department respond? No

On July 28, 2025, a complaint inspection was conducted at Guardian Angel Homes in Richland, Washington.

The complaint alleged that on July 23, 2025, at approximately 9:45 AM, the generator transfer switch panel caught fire. Facility staff extinguished the fire using a fire extinguisher, and the fire department was not notified. The generator supplies emergency power to the fire alarm system.

According to staff, during routine maintenance, a burnt odor was detected. Upon locating the source at the generator box, staff opened the panel, at which point a small fire ignited. Staff extinguished the fire and contacted an electrician to assess the automatic transfer switch and generator.

The Maintenance Director reported that the alarm company attempted to follow up with him; however, he was unable to fully respond due to managing the incident. The Maintenance Director stated that a contractor inspected the generator and confirmed that all issues had been resolved.

Documentation provided by the facility indicated that the transfer switch was replaced, tested, and is now fully operational. The fire alarm system is currently showing a normal status.

A review of the facility's emergency preparedness plan confirmed that staff did not follow the required procedures outlined in the plan during the incident.

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



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2 Required Plan Implementation

In the event an unwanted fire is detected in a building or a fire alarm activates, the emergency plan shall be implemented.

(IFC 401.4 2021)

401.3.1 Fire events. In the event an unwanted fire occurs on a property, the owner or occupant shall immediately report such condition to the fire department.

(IFC 401.3.1 2021)

The following violation was observed:

Facility staff did not adhere to the emergency preparedness plan and failed to notify the fire department as required.

3 Systems Out of Service

Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

(IFC 901.7 2021)

The following violation was observed:

Facility was unable to provide documentation on fire watch.



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Next inspection scheduled on or after: 08/27/2025

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

Signature

MAINTENANCE DIRECTOR, Jonathan Thompson
Print Name and Title

Deputy State Fire Marshal Jessica Teobaldino-Mutton
143302 E Law Lane
Kennewick WA 99337
(425) 557-0362

Signature