



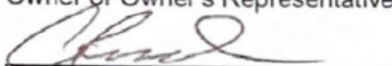
Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

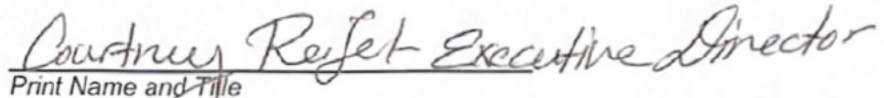
Business Name	Fountain Court Assisted Living	Provider Number	1568
Address	24200 224TH AVE SE,	Approval Status	Approved
City, State, Zip	Maple Valley, WA	Facility Type	Residential Care

On 12/23/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

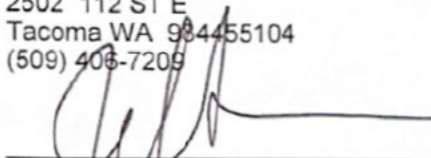
All violations noted during previous related inspection(s) have been corrected.

Owner or Owner's Representative


Signature


Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum
2502 112 ST E
Tacoma WA 984455104
(509) 406-7209


Signature

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



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Business Name Fountain Court Assisted Living
Address 24200 224TH AVE SE,
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Provider Number 1568
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Facility Type Residential Care

On 08/19/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 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.

On 08/19//2025 an unannounced Fire and Life Safety Code inspection was conducted at Fountain Court by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.

The following deficiencies were cited as a result of this inspections.

2 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.2.1 2021)

The following violation was observed:

The second floor housekeeping room had items within 18" of ✓
sprinkler head.

3 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)

The following violation was observed:

The second floor nurses station had broken outlet cover. ✓

4 Illumination

Illumination shall be provided for service equipment areas, motor control centers and electrical panelboards.

(IFC 604.2 2018)

The following violation was observed:

The main electrical room that has transfer switch for generator did not have emergency lighting. L



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Code Requirement

Statement of Violation

5 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)

The following violation was observed:

- 1) The second floor housekeeping room had a cart and other items blocking electrical panels. ✓
- 2) The second floor resident laundry had items blocking electrical panel. ✓

6 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code.

(IFC 603.5, 2021)

The following violation was observed:

- 1) Room # 209 had microwave plugged into extension cord. ✓
- 2) Room # 124 had extension cord in use. ✓

7 Application and Use

603.5.2 Application and use. Relocatable power taps and current taps shall be directly connected to a permanently installed receptacle.

Exceptions:

1. Where approved for use in a Group A occupancy or in a meeting room in a Group B occupancy, not more than five relocatable power taps shall be permitted to be connected together or connected to an extension cord for temporary use to supply power to electronic equipment.

2. Current taps and relocatable power taps shall not be required to connect directly to a permanently installed receptacle outlet where used for 90 days or less for the purpose of testing the performance of such devices.

(IFC 603.5.2, 2021)

The following violation was observed:

Room 209 had power strips plugged into each other and not directly into outlet. ✓



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Code Requirement

Statement of Violation

8 Extension Cords

Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors..

(IFC 603.6 2021)

The following violation was observed:

- 1) Room # 209 had microwave plugged into extension cord. ✓
- 2) Room # 124 had extension cord in use. ✓

9 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

The facility was unable to provide documentation that the annual and semi-annual kitchen hood cleaning had been performed in the last 12 months. ✓

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

10 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)

Facility was unable to provide documentation that the annual inspection of fire-resistance rated construction had been performed. ✓

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.



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Code Requirement

Statement of Violation

11 Penetrations - Maintaining Protection

Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.

(IFC 703.1 2021)

The following violation was observed:

- 1) The second floor activities area had multiple penetrations in wall.
- 2) The second floor nurses station had multiple penetration in wall.
- 3) The second floor resident laundry had multiple penetration on wall behind washer and dryer's. *outside wall*
- 4) Outside main sprinkler riser room large penetration in ceiling tile.

12 Inspection and Maintenance

Opening protectives in fire-resistance-rated assemblies shall be inspected and maintained in accordance with NFPA 80. Opening protectives in smoke barriers shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Openings in smoke partitions shall be inspected and maintained in accordance with NFPA 105. Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Opening protectives and smoke and draft control doors shall not be modified.

(IFC 705.2 2021)

The following violation was observed:

- 1) The resident laundry on the second floor had fire / smoke door propped open with a door wedge.
- 2) The spa rooms fire/smoke door was propped open with a door wedge.

13 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically.

(IFC 705.2.4 2021)

The following violation was observed:

- 1) The library fire doors would not latch do too material hanging from handle.
- 3) The second floor activities fire door was blocked by racking.

? No Risk



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Code Requirement

Statement of Violation

14 Pump and Riser Room Size

Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

(IFC 901.4.7 2021)

The following violation was observed:

Both sprinkler rooms had items blocking/piled next too and around the riser, valves and gauges.

✓

15 Inspection, Testing and Maintenance

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.

(IFC 901.6 2021)

The following violation was observed:

- 1) Private dining room had an escutcheon ring missing on around sprinkler head. ✓
- 2) There were multiple escutcheon rings painted through out entire facility. ✓

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Code Requirement

Statement of Violation

16 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901.

(IFC 903.5 2021)

The facility was unable to provide documentation for the following:

5-Year Internal Pipe Testing (NFPA 25 13.1.1.2) 6/7/2022 AAA
Annual Trip Test (NFPA 25 13.1.1.2) 5/13/2025 ✓
Annual Forward Flow Test (NFPA 25 13.7.2) Petrol 8/24/2025 ✓
5-Year FDC Hydro Testing (NFPA 25 13.8.5) AAA 6/7/2025 ✓

The annual sprinkler report that was performed on 08/19/2024 had deficiencies on report. No correction report was provided at time of inspection.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

17 Extinguishing System Service

Automatic fire-extinguishing systems shall be serviced not less frequently than every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

(IFC 904.13.5.2 2021)

The facility was unable to provide documentation for the following:

Facility was unable to provide documentation that the semi-annual kitchen hood servicing had been performed. 11/13/2025 5/13/2025 ✓

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

18 Wet-Chemical Systems

Wet-chemical extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 17A and their listing. Records of inspection and testing shall be maintained.

(IFC 904.5 2021)

The following violation was observed:

The grease caps on kitchen hood suppression system were not covering nozzles. ✓



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Code Requirement

Statement of Violation

19 Portable Fire Extinguishers - General Requirements

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Exceptions:

1. The distance of travel to reach an extinguisher shall not apply. The travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every three years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met:
 - 2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed.
 - 2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal.
 - 2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.
 - 2.4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed.
 - 2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10.
3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

(IFC 906.2 2021)

The facility was unable to provide documentation for the following:

Annual fire extinguisher Servicing had been performed. (NFPA 10. 7.3)

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

11/5/2024

20 Unobstructed and Unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

(IFC 906.6 2021)

The following violation was observed:

1) Resident room laundry had fire extinguisher blocked by garbage can. ✓

2) The kitchen's class K fire extinguisher was mounted under a sink. The sign for the extinguisher was mounted on wall in between other signs making it confusing what sign is for what. ✓



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Code Requirement

Statement of Violation

21 Extinguishers Weighing 40 Pounds or Less

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

(IFC 906.9.1 2021)

The following violation was observed: ✓

The office supply rooms fire extinguisher was mounted above 60" requirement.

22 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)

The facility was unable to provide documentation for the following: ✓

Monthly smoke detector testing report/log had been performed.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

23 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2021 WAC)

The facility was unable to provide documentation for the following: ✓

Carbon Monoxide alarm and detector monthly testing and maintenance had not been performed.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

24 Rooms and Spaces

In the event of power supply failure, and emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire Pump rooms
4. Generator rooms
5. Public restrooms with an area greater than 300 square feet (27.87 m2).

(IFC 1008.3.3 2021)

The following violation was observed: ✓

The electrical room where the automatic transfer switch is housed did not have emergency lighting.



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Code Requirement

Statement of Violation

25 Internally Illuminated Exit Signs

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times.

(IFC 1013.5 2021)

The following violation was observed:

In all stairwells throughout facility the exit signs that direct path of egress at landing were not illuminated.

26 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

(IFC 1032.10.1 2021)

The facility was unable to provide documentation for the following:

The 30 second monthly exit and emergency lighting activation test had not been performed.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

27 Power Test

Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.

(IFC 1031.10.2 2021)

The facility was unable to provide documentation for the following:

The 90 min annual exit and emergency lighting power test had been performed.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.



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Code Requirement

Statement of Violation

28 Securing Compressed Gas Containers, Cylinders and Tanks

Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2021)

The following violation was observed:

Unsecured oxygen tank were found in room # 126. ✓



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Code Requirement

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29 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state, at least twelve planned and unannounced fire drills shall be held every year. Drills shall be conducted quarterly on each shift in Group I and Group R2, Occupancies and monthly in Group E Occupancies to familiarize personnel with signals and emergency action required under varied conditions. A detailed written record of all fire drills shall be maintained and available for inspection at all times. When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms. Fire drills shall include the transmission of a fire alarm signal and simulation of emergency conditions. The fire alarm monitoring company shall be notified prior to the activation of the fire alarm system for drill purposes and again at the conclusion of the transmission and restoration of the fire alarm system to normal mode.

(WAC 212-12-044)

Facility was unable to provide documentation that the following fire drills were performed:

- 1) 4th Quarter 2024 / Swing & Noc ✓
- 2) 1st Quarter 2025 / All Shifts

Next inspection scheduled on or after: 10/20/2025

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

Courtney Reifel
Print Name and Title

Deputy State Fire Marshal ~~Alan Harlan~~ Jason Van Gorkum
2803 156TH AVE SE
Bellevue WA 98007
(425) 495-7721

Signature