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

Business Name	Mountain Meadows	***Provider Number***	001634
Address	320 PARK AVE ,	***Approval Status***	Approved
City, State, Zip	Leavenworth, WA 98826	***Facility Type***	Residential Care

On 01/22/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 Contents

Fire safety, evacuation and lockdown plan contents shall be in accordance with Sections 404.2.1 through 404.2.3.2. (IFC 404.2 2021)	The following violation was observed: -The facility failed to provide documentation of fire drills being conducted for the first quarter night shift, second quarter swing and night shifts, all shifts for third quarter, and fourth quarter swing and night shifts within the past twelve months. (Corrected)

2 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)	The following violations were observed: The electrical panels located in the following public access areas were unsecured, allowing potential tampering: -A-2 (Corrected) -B-2 (Corrected) -H-2 (Corrected) -H-1 (Corrected) -L-1 (Corrected) -C-1 (Corrected) -E (Corrected) -B-1 (Corrected)

3 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 violations were observed: -In Room 40 there was an unfused 3-unit cube adapter in use in the back bedroom. (Corrected) -In the Nursing & Activities area there was an unfused multiplug extension cord in use behind the desk against the wall. (Corrected)

4 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 following violation was observed: -The facility was unable to provide documentation of the second semi-annual commercial hood cleaning within the past twelve months. Last cleaning was completed on March 12, 2025. (Corrected)

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5 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)	The following violation was observed: -There was a penetration in the ceiling in the Electrical Room where new data cords were installed. (Corrected)
6 Restoring Systems to Service	
When impaired equipment is restored to normal working order, the impairment coordinator shall verify that all of the following procedures have been implemented: 1. Necessary inspections and tests have been conducted to verify that affected systems are operational. 2. Supervisors have been advised that protection is restored. 3. The fire department has been advised that protection is restored. 4. The building owner/manager, insurance carrier, alarm company, and other involved parties have been advised that protection is restored. 5. The impairment tag has been removed. (IFC 0901.7.6 2021)	The following violation was observed: -The fire alarm system became out of service at the time of inspection, and was observed to be in trouble status and silenced. A mandatory fire watch was initiated and shall continue with 15-minute watch increments throughout the building until the system is restored and complies with Section 901.7.6 of the 2021 International Fire Code (IFC). Documentation of acceptance testing, new installations and/or repairs to the system, and fire watch logs shall also be submitted for review to our office per IFC 901.5 for approval and release of fire watch duties. (Corrected)

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7 Testing and Maintenance	
Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following violations were observed: -The facility could not provide documentation indicating that the Fire Department Connection has been hydrostatically tested within the last 5 years. (Corrected) -The facility was unable to provide documentation of the annual forward flow testing on the fire sprinkler system within the past twelve months. (Corrected) -The facility was unable to provide documentation of the fire sprinkler system quarterly inspections for the third quarter within the past twelve months. (Corrected)

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Code Requirement	Statement of Violation
8 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)	The following violation was observed: -The hood suppression system in the Kitchen had one nozzle missing the protective cap cover. (Corrected)

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Code Requirement	Statement of Violation
9 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 following violation was observed: -The facility failed to provide documentation that the kitchen hood system has had the second semi-annual inspection within the last twelve months. Last service was on May 14, 2025. (Corrected)
10 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 following violation was observed: -In the Laundry Out Room there was a fire extinguisher showing its last annual service from November of 2024. (Corrected)

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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)	The following violations were observed: -The facility was unable to provide documentation of the annual inspection, testing, and maintenance of the fire alarm system within the past twelve months. (Corrected) -The facility failed to provide fire alarm sensitivity testing and nuisance log documentation that would extent the sensitivity testing to 5 years. Smoke detector sensitivity testing is required every two years, unless a nuisance log is maintained, to allow testing to be completed every 5 years. (Corrected, Addressable System, not required) In the following locations, there were interconnected smoke/CO detectors that were covered with tape: -Near Room 21 in the corridor (Corrected) -Near Room 27 in the corridor (Corrected) -In the Mountain Room (Corrected) -In the Dining Room (Corrected)
12 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 following violation was observed: -The facility failed to provide monthly testing for the single station carbon monoxide detectors for the months of June through November of 2025. (Corrected)
13 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 following violation was observed: -The facility was unable to provide documentation showing a 90 minute annual test of the emergency lighting has been conducted within the past 12 months. (Corrected)

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Code Requirement	Statement of Violation
14 Elevator Emergency Operations	
Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. Exceptions: 1. Buildings without occupied floors located more than 55 feet (16 764 mm) above or 25 feet (7620 mm) below the lowest level of fire department vehicle access where protected at the elevator shaft openings with additional fire doors in accordance with Section 716 of the International Building Code and where all of the following conditions are met: 1.1. The doors shall be provided with vision panels of approved fire-protection-rated glazing so located as to furnish clear vision of the approach to the elevator. Such glazing shall not exceed 100 square inches (0.065 m2) in area. 1.2. The doors shall be held open but be automatic-closing by activation of a fire alarm initiating device installed in accordance with the requirements of NFPA 72 as for Phase I Emergency Recall Operation, and shall be located at each floor served by the elevator; in the associated elevator machine room, control space, or control room; and in the elevator hoistway, where sprinklers are located in those hoistways. 1.3. The doors, when closed, shall have signs visible from the approach area stating: WHEN THESE DOORS ARE CLOSED OR IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRWAYS. 2. Buildings without occupied floors located more than 55 feet (16 764 mm) above or 25 feet (7620 mm) below the lowest level of fire department vehicle access where provided with automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2. 3. Freight elevators in buildings provided with both automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 and not less than one ASME 17.3-compliant elevator serving the same floors. Elimination of previously installed Phase I emergency recall or Phase II emergency in-car systems shall not be permitted.	The following violation was observed: -The facility failed to provide documentation that the elevator firefighter recall test is being conducted monthly. (Corrected)

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(IFC 1103.3.2 2021)	
15 Maintenance	
Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required. (IFC 1203.4 2021)	The following violation was observed: -The facility was unable to provide documentation of the annual generator testing completed within the past twelve months. (Corrected)

Next inspection scheduled on or after: 02/28/2027

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 *Print Name and Title*

Deputy State Fire Marshal Andrea Ely
2715 RUDKIN RD
Union Gap WA
(509) 531-3384

Andrea Ely Digitally signed by Andrea Ely Date: 2026.01.22 12:53:36 -08'00'

Signature

Initials of Authorized Facility Representative: _____