



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

Business Name	Brookdale Yakima	Provider Number	001695
Address	4100 ENGLEWOOD AVE ,	Approval Status	Approved
City, State, Zip	Yakima, WA 98908	Facility Type	Residential Care

On 12/22/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 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:

-The facility was unable to provide documentation of notification to the Fire Marshal's Office and licensing agency of the fire alarm system out of service, which was observed to be in trouble status and silenced on site since June 13, 2025. Fire watch documentation was provided for review from June 13, 2025 and shall be continued with 30-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 of any new installations and/or repairs to the system shall also be submitted for review to our office per IFC 901.5 for approval. (Corrected)

2 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 fire alarm system inspection, testing, and maintenance deficiencies noted on the report submitted on November 1, 2024 were corrected. (Corrected)



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Next inspection scheduled on or after: 10/31/2026

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

Lisa Owen
Signature

Lisa Owen, Executive Director
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: 2025.12.22
19:57:44 -08'00'

Signature



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Business Name	Brookdale Yakima	Provider Number	001695
Address	4100 ENGLEWOOD AVE ,	Approval Status	Disapproved
City, State, Zip	Yakima, WA 98908	Facility Type	Residential Care

On 11/10/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 General - Electrical

603.1 General. Electrical equipment, wiring and systems required by this code or the International Building Code shall be installed, used and maintained in accordance with NFPA 70 and Sections 603.2 through 603.10.

(IFC 603.1 2021)

The following violations were observed:

In the 3rd floor near Room 332, the electrical panels located in the corridor were unsecured, allowing potential tampering. (Corrected)

2 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:

-On the first floor in the coffee lounge seating area, there was an open junction box behind the coffee station. (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:

There were multi-plug adapters that did not have over current protection in use in the following areas:

- On the 3rd floor, Room 348 in the bedroom and living room area (Corrected)
- On the 3rd floor, Room 351 in the bedroom (Corrected)
- On the 1st floor, in the Sales and Marketing Office (Corrected)

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



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4 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 violations were observed:

There were penetrations in the following locations:

- On the 1st floor in the Spa Room wall (Corrected)
- On the 1st floor in the Kitchen Storage Room ceiling (Corrected)
- On the 2nd floor in the Library Room ceiling (due to water leak) (Corrected)

5 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:

The following fire and smoke rated doors failed to close and latch when released from the fully open position:

- 3rd Floor Resident Laundry Room door (Corrected)
- 2nd Floor Conference Room door (Corrected)



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6 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: -The facility was unable to provide documentation of notification to the Fire Marshal's Office and licensing agency of the fire alarm system out of service, which was observed to be in trouble status and silenced on site since June 13, 2025. Fire watch documentation was provided for review from June 13, 2025 and shall be continued with 30-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 of any new installations and/or repairs to the system shall also be submitted for review to our office per IFC 901.5 for approval. *(Violation remains)*
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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 violation was observed: -The facility was unable to provide documentation of the annual fire sprinkler system inspection, testing, and maintenance deficiencies noted on the report submitted on May 14, 2025 were corrected, including the 3-year full trip testing on the system. (Corrected)
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8 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:

- On the 1st Floor, the fire extinguisher in the Elevator Room failed to have monthly inspections within the past twelve months. (Corrected)
- On the 1st floor, portable fire extinguisher 1-5 did not show a monthly inspection for August of 2025. (Corrected)



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9 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 fire alarm system inspection, testing, and maintenance deficiencies noted on the report submitted on November 1, 2024 were corrected.

(Violation remains)

-On the 2nd floor Mechanical Room, the smoke alarm signified a low battery alert. (Corrected)

-On the 1st floor, power panel EM2, the fire alarm breaker was not equipped a locking device to prevent accidental power loss to the fire alarm system. (Corrected)

10 Means of Egress Continuity

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

(IFC 1003.6 2021)

The following violation was observed:

-There was a table and chairs blocking the emergency exit in the dining room. (Corrected)

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11 Door Opening Force

The forces to unlatch doors shall comply with the following:
1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N).
2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm).
The force to open doors shall comply with the following:
1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N).
2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a fullopen position when subjected to not more than a 15-pound (67 N) force.
(IFC 1010.1.3 2021)

The following violation was observed:

-On the 1st floor in the Dining Room, the middle emergency exit right door was exceeding 15-pounds of force to egress the building. (Corrected)

12 Hazard Identification Signs

Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.
(IFC 5003.5 2021)

The following violation was observed:

-On the 3rd floor, in Room 348 there was no "OXYGEN IN USE" sign on the door. (Corrected)

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13 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:

-There were two unsecured LPG tanks located near the barbecues on the patio. (Corrected)



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Next inspection scheduled on or after: 12/10/2025

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

Lisa Owen
Signature

Lisa Owen, Executive Director
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: 2025.11.10
09:30:03 -08'00'

Signature



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1 General - Electrical

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2 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: -On the first floor in the coffee lounge seating area, there was an open junction box behind the coffee station.
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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: There were multi-plug adapters that did not have over current protection in use in the following areas: -On the 3rd floor, Room 348 in the bedroom and living room area -On the 3rd floor, Room 351 in the bedroom -On the 1st floor, in the Sales and Marketing Office
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4 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 violations were observed:

There were penetrations in the following locations:

- On the 1st floor in the Spa Room wall
- On the 1st floor in the Kitchen Storage Room ceiling
- On the 2nd floor in the Library Room ceiling (due to water leak)

5 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:

The following fire and smoke rated doors failed to close and latch when released from the fully open position:

- 3rd Floor Resident Laundry Room door
- 2nd Floor Conference Room door



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6 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:

-The facility was unable to provide documentation of notification to the Fire Marshal's Office and licensing agency of the fire alarm system out of service, which was observed to be in trouble status and silenced on site since June 13, 2025. Fire watch documentation was provided for review from June 13, 2025 and shall be continued with 30-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 of any new installations and/or repairs to the system shall also be submitted for review to our office per IFC 901.5 for approval.

(IFC 901.5 2021) Installation acceptance testing.
Fire protection and life safety systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing.

(IFC 901.7.6 2021) 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.



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Code Requirement	Statement of Violation
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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 violation was observed:

-The facility was unable to provide documentation of the annual fire sprinkler system inspection, testing, and maintenance deficiencies noted on the report submitted on May 14, 2025 were corrected, including the 3-year full trip testing on the system.

8 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:

-On the 1st Floor, the fire extinguisher in the Elevator Room failed to have monthly inspections within the past twelve months.

-On the 1st floor, portable fire extinguisher 1-5 did not show a monthly inspection for August of 2025.



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9 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 fire alarm system inspection, testing, and maintenance deficiencies noted on the report submitted on November 1, 2024 were corrected. -On the 2nd floor Mechanical Room, the smoke alarm signified a low battery alert. -On the 1st floor, power panel EM2, the fire alarm breaker was not equipped a locking device to prevent accidental power loss to the fire alarm system.
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10 Means of Egress Continuity

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel. (IFC 1003.6 2021)	The following violation was observed: -There was a table and chairs blocking the emergency exit in the dining room.
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11 Door Opening Force

The forces to unlatch doors shall comply with the following: 1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N). 2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm). The force to open doors shall comply with the following: 1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N). 2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a fullopen position when subjected to not more than a 15-pound (67 N) force. (IFC 1010.1.3 2021)	The following violation was observed: -On the 1st floor in the Dining Room, the middle emergency exit right door was exceeding 15-pounds of force to egress the building.
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12 Hazard Identification Signs

Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official. (IFC 5003.5 2021)	The following violation was observed: -On the 3rd floor, in Room 348 there was no "OXYGEN IN USE" sign on the door.
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13 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:

-There were two unsecured LPG tanks located near the barbecues on the patio.



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Next inspection scheduled on or after: 10/29/2025

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

Leadwen
Signature

Executive Director
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: 2025.10.02
13:39:16 -07'00'

Signature