



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

Business Name	Aegis Senior Inn of Redmond	Provider Number	1804
Address	7480 LAKE SAMMAMISH ,	Approval Status	Approved
City, State, Zip	Redmond, WA	Facility Type	Residential Care

On 09/29/2025 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

Arta Baharmast General Manager
Print Name and Title

Deputy State Fire Marshal Brandon G. Brown
MP 235 SB Interstate 5
Bow WA 98232
(360) 791-7037


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
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Phone: (360) 596-3900

Business Name	Aegis Senior Inn of Redmond	Provider Number	1804
Address	7480 LAKE SAMMAMISH ,	Approval Status	Disapproved
City, State, Zip	Redmond, WA	Facility Type	Residential Care

On 08/26/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 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)

The gas appliances on casters in the kitchen are not limited by a restraining device.

2 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 is unable to provide documentation that the annual fire resistance rated construction material inspection has been completed.

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3 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	1. Resident room 309 fire door would not close and latch from the fully open position. 2. Resident room 219 fire door would not close and latch from the fully open position. 3. The fire rated door from the memory care dining room to the corridor would not close and latch from a fully open position. 4. Resident room 137 fire door would not close and latch from the fully open position. 5. The double fire doors to the main dining room was installed with an astragal. These doors did not have a door coordinator installed to ensure that they would close and latch once released by the magnetic hold open device per 2013 NFPA 80.
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4 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	1. Facility is unable to provide documentation for the annual sprinkler system inspection. 2. Facility is unable to provide documentation for the 3 year dry system full flow trip test. 3. Facility is unable to provide documentation for the annual dry system trip test. 4. Facility is unable to provide documentation for the annual forward flow test in accordance with NFPA 25. 5. The protective covering on the water flow switch in the riser room has been removed.
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5 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 required annual maintenance for the fire extinguisher in elevator equipment room has not been completed in accordance with NFPA 10
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6 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)	Facility is unable to provide documentation for the annual fire alarm system testing.
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7 Clear Space Around Connections

A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official. (IFC 912.4.2 2021)	There is shrubbery obstructing the working clearance of 36 inches around the fire department connection.
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8 Inspection and Maintenance

Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained. (IFC 912.7 2021)	Facility was unable to provide documentation that the Fire Department Connection has been hydrostatically tested in accordance with NFPA 25.
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9 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)	1. There was a retractable do not enter rope installed in the 2nd floor stairwell near 202 preventing accessing to the emergency exit. 2. There was a retractable do not enter rope installed in front of the emergency exit door in the living room.
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10 Emergency Power for Illumination - General

In the event of power supply failure in rooms and spaces that require two or more exits or access to exits, an emergency electrical system shall automatically illuminate all of the following areas: 1. Aisles 2. Corridors 3. Exit access stairways and ramps (IFC 1008.3.1 2021)	The emergency egress light near 318 would not illuminate when the test button was pressed.
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Code Requirement

Statement of Violation

11 Delayed Egress

Delayed egress locking systems shall be permitted to be installed on doors serving the following occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907:

1. Group B, F, I, M, R, S and U occupancies.
2. Group E classrooms with an occupant load of less than 50.
3. In courtrooms in Group A-3 and B occupancies, delayed egress locking systems shall be permitted to be installed on exit or exit access doors, other than the main exit or exit access door, in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

(IFC 1010.2.13 2021)

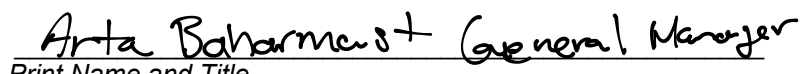
The delayed egress door located at the main entry of the memory care unit did not open within 15 seconds.

Next inspection scheduled on or after: 09/30/2026

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

Owner/Authorized Representative


Signature


Print Name and Title

Deputy State Fire Marshal Brandon G. Brown
16778 146 ST SE
Monroe WA 98272
(360) 791-7037


Signature

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