



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

Business Name Wesley Homes Lea Hill

Provider Number 1964

Address 32049 109 PL ,

Approval Status Disapproved

City, State, Zip Auburn, WA 98092

Facility Type Residential Care

On 7/28/2025 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 07/28/2025 an unannounced Fire and Life Safety Code inspection was conducted at Wesley Homes Lea Hill 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 inspection:

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:

The patio area had an uncovered electrical junction box.

3 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:

The electrical closet had multiple items in front of electrical panels impeding required 36" clearance.

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4 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 following violation was observed:

Gas fired wheeled appliances in the kitchen were not tethered to wall.

5 Maintaining Protection

Materials, systems and devices used to repair or protect breaches and openings in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained in accordance with Sections 703 through 707.

(IFC 701.5 2018)

The following violation was observed:

Electrical closet had penetrations in walls without fire resistance rated material installed.

6 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:

The facility was unable to provide documentation that the annual fire door inspection had been performed.

7 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 fire door near the dining area did not latch from a fully open position.

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8 Duct and Air Transfer Openings - Maintaining Protection

Dampers protecting ducts and air transfer openings shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Other products or materials used to protect the openings for ducts and air transfer openings shall be securely attached to or bonded to the construction containing the duct or air transfer opening, without visible openings through or into the cavity of the construction. Any damaged products or materials protecting duct and air transfer openings shall be repaired, restored or replaced.

(IFC 706.1 2018)

The following violation was observed:

The facility was unable to provide documentation that the 4 year fire/smoke damper inspection had been performed.

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

9 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 that the following sprinkler system testing had been performed:

- 1) 5-Year Internal Pipe Testing (NFPA 25 13.1.1.2)
- 2) 3-Year Dry System Full Flow Trip Test (NFPA 25 13.1.1.2)
- 3) Annual Trip Test (NFPA 25 13.1.1.2)
- 4) Annual Forward Flow Test (NFPA 25 13.7.2)
- 5) 5-Year FDC Hydro Testing (NFPA 25 13.8.5)

The following locations had loaded sprinkler heads:

- 1) Multiple sprinkler heads in main kitchen were loaded with dust and or grease.
- 2) Sprinkler head in laundry room was loaded with dust.

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

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10 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 was unable to provide documentation that the a the second semi-annual kitchen suppression servicing 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.

The following deficiencies were found in the kitchen:

- 1) The hood suppression system sprinkler heads were missing grease caps.
- 2) The hoods suppression system sprinkler head nozzles were not pointed toward fuel fire appliance's.

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11 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:

The facility was unable to provide documentation for the following:

- 1) Annual fire extinguisher Servicing. (NFPA 10. 7.3)
- 2) Monthly fire extinguisher inspection log. (NFPA 10.7.2)

12 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:

The fire extinguisher near room 155 was obstructed.

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13 Smoke Alarm Maintenance

Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms shall be replaced when they fail to respond to operability tests, or when they exceed 10 years from the date of manufacture, unless an earlier replacement is specified in the manufacturer's published instructions. (IFC 907.10 2021)	The following violation was observed: The facility was unable to provide documentation for the following: Monthly smoke detector testing had been performed and a report or log was created. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.
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14 Maintenance Required

Whenever required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official. (IFC 907.8.1 2021)	The following violation was observed: The smoke detector near cooking appliances in the kitchen was heavily covered in grease.
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15 Smoke Detector Sensitivity

Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed. (IFC 907.8.3 2021)	The facility was unable to provide documentation for the following: 1) Sensitivity test had been performed or nuisance log was being kept.
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16 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 was unable to provide documentation for their monthly carbon monoxide alarm and detector testing.

17 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 following violation was observed:

The facility was unable to provide documentation for their 30 second monthly exit and emergency lighting activation test.

18 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 for their 90 min annual exit and emergency lighting power test.

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19 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 for the following:

- 1) Annual servicing had been performed.
- 2) Log of weekly inspections was being performed.
- 3) Monthly 30 min load test had been performed.

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

20 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)

The following violation was observed:

The facility was unable to provide documentation that fire drills were performed one per shift, per quarter over the last 12 months.

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Next inspection scheduled on or after: 8/27/2025

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

Print Name and Title

Deputy State Fire Marshal Alan Harlan
2803 156TH AVE SE
Bellevue WA 98007
(425) 495-7121

Alan Harlan

Digitally signed by Alan Harlan
Date: 2025.07.30 14:20:48 -0700

Signature

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