



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

Business Name	Evergreen Fountains Senior Living Comm	Provider Number	1992
Address	1201 N Evergreen RD ,	Approval Status	Approved
City, State, Zip	Spokane, WA	Facility Type	Residential Care

On 02/12/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Operations, Inspection and Maintenance

Commercial cooking systems shall be operated, inspected, and maintained in accordance with Sections 606.3.1 through 606.3.4 and Chapter 12 of NFPA 96.

(IFC 606.3 2021 WAC 51-54A)

Completed.

2 Door Operation

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

(IFC 705.2.4 2021)

Removed.

3 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)

All discrepancies from contractors report have been addressed/resolved.

4 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)

Completed.

5 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)

Corrected.

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



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Statement of Violation

6 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state and inspected by the state fire marshal's office, at least twelve planned and unannounced fire drills shall be held every year.

(1) 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.

(2) A detailed written record of all fire drills shall be maintained and available for inspection.

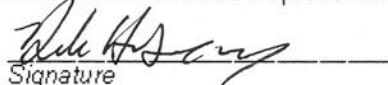
(3) When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms.

Completed 3 drills.

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

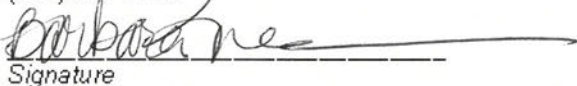
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Derek Housover Operations Manager
Print Name and Title

Deputy State Fire Marshal Barbara McMullen
6403 W ROWAND DR
Spokane WA 99219
(509) 954-2746


Signature



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Fire Protection Bureau
Phone: (360) 596-3900

Business Name	Evergreen Fountains Senior Living Comm	Provider Number	1992
Address	1201 N Evergreen RD ,	Approval Status	Disapproved
City, State, Zip	Spokane, WA	Facility Type	Residential Care

On 01/16/2026 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."

For your information.

2 Equipment Rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.

(IFC 315.2.3 2021)

The following violations were observed:

AL first floor mechanical room across from room 107 has combustible storage.

REMOVED AT INSPECTION.

3 Operations, Inspection and Maintenance

Commercial cooking systems shall be operated, inspected, and maintained in accordance with Sections 606.3.1 through 606.3.4 and Chapter 12 of NFPA 96.

(IFC 606.3 2021 WAC 51-54A)

The following violations were observed:

The commercial appliances are not secured.

4 Door Operation

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

(IFC 705.2.4 2021)

The following violations were observed:

The dining room doors were blocked from closing by staff and wheelchairs.

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Code Requirement

Statement of Violation

5 Testing and Maintenance

The following violations were observed:

The annual inspection, maintenance and testing report dated 12/19/25 from McKinstry has deficiencies listed:

1. BFV tamper switch did not report on bldg b. BFV should be replaced.
2. Bldg A & B outside Bell did not work (wrong module installed, in process of being replaced).

In the kitchen and laundry room there are sprinklers that have particulates attached.

The hydraulic calculation plates located in riser room 1 are not legible.

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)

The following violations were observed:

The annual inspection, testing and maintenance report dated 3/25/25 from Fire Protections has items listed:

Phase 1:

1. Unable to locate A/C circuit breaker for FA system to get load voltage reading.
 2. Siemens communicator shows phone line 2 in trouble, but FA panel shows normal.
- * Fire Alarm Circuit in panel located in kitchen does not have lockout and the electrical panel door is not labeled with fire alarm circuit inside.

Phase 2:

1. Common area restrooms on floors 1, 2nd, and 3rd floor have wall mount notification devices on ceiling.
2. The sprinkler riser back flow control valves in the main building are being monitored with rope tampers. (Rope tampers are not listed to be used on fire sprinkler systems)

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Statement of Violation

7 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)

2025 annual inspection report.

Received, completed 3/28/25 by Fire Power.

8 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 violations were observed:

Facility is unable to provide documentation for the annual 90 minute power test for the emergency lights.

Last documented 90 minute power test was completed in February 2024.

9 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 violations were observed:

The annual inspection, testing and maintenance report dated 1/14/26 from Western States CAT has deficiencies listed:

1. CAT #2, block heater failed
2. Coolant leak, hoses in good shape. Residential coolant around lower radiator at water pump and upper radiator hose at thermostat housing. Tightened hose clamps, continue to monitor.

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10 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state and inspected by the state fire marshal's office, at least twelve planned and unannounced fire drills shall be held every year.

(1) 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.

(2) A detailed written record of all fire drills shall be maintained and available for inspection.

(3) When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms.

The following violations were observed:

Facility cannot provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

The following Drills are missing.

2nd Quarter (April - June) - all shifts
3rd Quarter (July - September) - all shifts
4th Quarter (January - March) - day and swing shifts

A fire drill shall be completed on each shift prior to next inspection.

Next inspection scheduled on or after: 02/15/2026

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

Signature

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Print Name and Title

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