



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

|                         |                     |                        |                  |
|-------------------------|---------------------|------------------------|------------------|
| <b>Business Name</b>    | Mirabella           | <b>Provider Number</b> | 2034             |
| <b>Address</b>          | 116 FAIRVIEW AVE N, | <b>Approval Status</b> | Approved         |
| <b>City, State, Zip</b> | Seattle, WA 98101   | <b>Facility Type</b>   | Residential Care |

On 04/09/2024 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

MARY BRADBURY MANAGER  
Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum  
2803 156 AVE SE  
Bellevue WA 98007  
(509) 406-7209

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  
Fire Protection Bureau  
Phone: (360) 596-3900

**Business Name** Mirabella  
**Address** 116 FAIRVIEW AVE N,  
**City, State, Zip** Seattle, WA 98101

**Provider Number** 2034  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

### 1 Working Space and Clearance

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

**Exceptions:**

1. Where other dimensions are required or allowed by NFPA 70.
2. Access openings into attics or under-floor areas that provide a minimum clear opening of 22 inches (559 mm) by 30 inches (762 mm).

(IFC 604.3 2018)

At time of inspection the following was observed:

1. Blocked electrical panel found in kitchen dish room



### 2 Extension Cords

Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

(IFC 604.5 2018)

At time of inspection the following was observed:

1. Extension cord found in AL laundry room



### 3 Unapproved conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

(IFC 604.6, 2018)

At time of inspection the following was observed:

1. Exposed wires found in memory care kitchen
2. Open junction box in AL trash room by elevator





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

**Business Name** Mirabella  
**Address** 116 FAIRVIEW AVE N,  
**City, State, Zip** Seattle, WA 98101

**Provider Number** 2034  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**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 2018 WAC 51-54A)

The following deficiencies were cited as a result of this inspection:

At the time of inspection the following paperwork was not provided:

1. Facility will need to identify and establish a schedule for inspection of Fire-Rated construction. Annual inspection of fire-resistance-rated construction will need to be performed and completed.

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

**5 Penetrations - Maintaining Protection**

Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.

(IFC 703.1 2018)

At time of inspection the following was observed:

1. Memory care area in electrical room

**6 Door Operation**

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

(IFC 705.2.4 2018)

At time of inspection the following was observed:

1. Double door will not latch by room 345  
2. Room 327 will not latch  
3. Room 328 will not latch  
4. Double doors will not latch by room 323  
5. AL trash shoot will not latch

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



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

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <b>Business Name</b> Mirabella            | <b>Provider Number</b> 2034           |
| <b>Address</b> 116 FAIRVIEW AVE N,        | <b>Approval Status</b> Disapproved    |
| <b>City, State, Zip</b> Seattle, WA 98101 | <b>Facility Type</b> Residential Care |

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**7 Testing and Maintenance**

Sprinkler systems shall be tested and maintained in accordance with Section 901.

(IFC 903.5 2009, 2012, 2015, 2018)

At time of inspection the following was observed:

1. Missing Escutcheon ring found in room SC 204
2. Missed sprinkler riser testing from outside company in memory care, mechanical room
3. Loaded sprinkler head found in kitchen dish room
4. Loaded sprinkler head found throughout kitchen
5. Bent sprinkler head found over clean kitchen pots

**8 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 1031.10.1 2018)

At time of inspection the following was observed:

1. In parking lot by service elevator emergency light not working
2. in AL on balcony by room 345 emergency light not working

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



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

|                         |                     |                        |                  |
|-------------------------|---------------------|------------------------|------------------|
| <b>Business Name</b>    | Mirabella           | <b>Provider Number</b> | 2034             |
| <b>Address</b>          | 116 FAIRVIEW AVE N, | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98101   | <b>Facility Type</b>   | Residential Care |

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**9 Circuit Identification and Accessibility**

10.6.5.2 Circuit Identification and Accessibility.  
10.6.5.2.1 The location of the branch circuit disconnecting means shall be permanently identified at the control unit.  
10.6.5.2.2 System circuit disconnecting means shall be permanently identified as to its purpose in accordance with the following:  
(1) "FIRE ALARM" for fire alarm systems  
(2) "EMERGENCY COMMUNICATIONS" for emergency communications systems  
(3) "FIRE ALARM/ECS" for combination fire alarm and emergency communications systems  
10.6.5.2.3 For fire alarm and/or signaling systems, the circuit disconnecting means shall have a red marking.  
10.6.5.2.4 The red marking shall not damage the overcurrent protective devices or obscure the manufacturer's markings.  
10.6.5.2.5 The circuit disconnecting means shall be accessible only to authorized personnel.  
10.6.5.3 Mechanical Protection. The branch circuit(s) and connections shall be protected against physical damage.  
10.6.5.4 Circuit Breaker Lock. Where a circuit breaker is the disconnecting means, a listed breaker locking device shall be installed.  
10.6.5.5 Overcurrent Protection. An overcurrent protective device of suitable current-carrying capacity that is capable of interrupting the maximum short-circuit current to which it can be subject shall be provided in each ungrounded conductor.

(NFPA 72 10.6.5.2)

At time of inspection the following was observed:

1. Fire alarm circuit breaker in the electrical room is missing the required lock device - locking breaker in the 'ON' position.



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

**Business Name** Mirabella  
**Address** 116 FAIRVIEW AVE N,  
**City, State, Zip** Seattle, WA 98101

**Provider Number** 2034  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**10 NFPA 80 Fire Door Inspection and Testing**

5.2.1 Inspection and Testing. Upon completion of the installation, door, shutters, and window assemblies shall be inspected and tested in accordance with 5.2.4.

5.2.4 Periodic Inspection and Testing.

5.2.4.1 Periodic inspections and testing shall be performed not less than annually.

5.2.2.4 A record of all inspections and testing shall be provided that includes, but is not limited to, the following information:

1. Date of inspection
2. Name of facility
3. Address of facility
4. Name of person(s) performing inspections and testing
5. Company name and address of inspecting company
6. Signature of inspector of record
7. Individual record of each inspected and tested fire door assembly
8. Opening identifier and location of each inspected and tested fire door assembly
9. Type and description of each inspected and tested fire door assembly
10. Verification of visual inspection and functional operation
11. Listing of deficiencies in accordance with 5.2.3, Section 5.3, and Section 5.4

And the following shall be checked:

1. Labels are clearly visible and legible
2. No open holes or breaks exist in surfaces of wither the door or frame
3. Glazing, vision light frames, and glazing beads are intact and securely fastened in place, if so equipped.
4. The door, frame, hinges, hardware, and non combustible threshold are secured, aligned and in working order with no visible, signs of damage
5. No parts are missing or broken
6. Door clearances do not exceed clearances listed in 4.8.4 and 6.3.1.7
7. The self-closing device is operational; that is, the active door completely closes when operated from the full open position
8. If a coordinator is installed, the inactive lead close before the active lead

The following deficiencies were cited as a result of this inspection:

At the time of inspection the following paperwork was not provided:

1. Facility will need to identify and establish a schedule for inspection of Fire Doors. Annual inspection of fire doors will need to be performed and completed. ✓

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



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

|                         |                     |                        |                  |
|-------------------------|---------------------|------------------------|------------------|
| <b>Business Name</b>    | Mirabella           | <b>Provider Number</b> | 2034             |
| <b>Address</b>          | 116 FAIRVIEW AVE N, | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98101   | <b>Facility Type</b>   | Residential Care |

On 02/15/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

9. Latching hardware operates and secures the door when it is in the closed position
10. Auxiliary hardware items that interfere or prohibit operation are not installed on the door or frame
11. No field modification to the door assembly have been preformed that void the label.
12. Meeting edge protection, gasketing and edge seals where required, are inspected to verify their presence and intertie
13. Signage affixed to a door meets the requirements listed in 4.1.4

Next inspection scheduled on or after: 03/20/2024

**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

MARY BRADY MAINT MANAGER  
Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum  
2803 156 AVE SE  
Bellevue WA 98007  
(509) 406-7209

Signature