



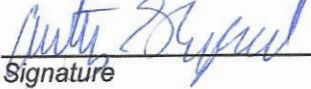
Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

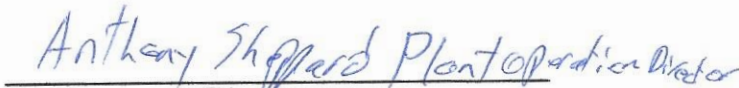
Business Name	Lodge at Arbor Village, The	Provider Number	2037
Address	24004 114TH PL SE,	Approval Status	Approved
City, State, Zip	Kent, WA 98030	Facility Type	Residential Care

On 06/22/2023 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


Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796


Signature

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



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Business Name	Lodge at Arbor Village, The	Provider Number	2037
Address	24004 114TH PL SE,	Approval Status	Disapproved
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On 04/10/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 04/10/2023 an unannounced Fire and Life Safety Code inspection was conducted at The Lodge at Arbor Village 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 Portable, Electric Space Heaters

Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies in accordance with Sections 604.10.1 through 604.10.5.

(IFC 604.10 2018)

The following violation was observed at the time of inspection: ✓

The Marketing office has an unapproved portable heater. - 1st floor

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)

The following violation was observed at the time of inspection:

The following locations have broken outlet covers:

1. Adams - Janitor's closet by Laundry 1st floor ✓
2. Cascade - Under table by Janitor's closet / by 201 ✓

The electrical / Telecom room outside has multiple open junction boxes. ✓

4 Commercial Kitchen Hoods - General

Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code.

(IFC 609.1)

The following violation was observed at the time of inspection: ✓

The facility was yellow tagged on their commercial hood due to belts that need replaced.

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



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Facility Type Residential Care

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Code Requirement

Statement of Violation

5 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 violation was observed at the time of inspection: ✓

The facility was unable to provide record of their annual fire wall inspection and/or repairs for all fire-resistant-rated construction.

6 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)

The following violation was observed at the time of inspection:

Baker - Janitor's closet has a penetration in the wall. ✓

Cascade - TV room - back wall has a small penetration in it. ✓

7 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 2018)

The following violation was observed at the time of inspection:

Denali - Resident room 208 has a hole in the fire door. ✓



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Code Requirement

Statement of Violation

8 Door Operation

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

(IFC 705.2.4 2018)

The following violation was observed at the time of inspection:

The following doors did not close / latch properly when tested:

1. Storage room - outside of kitchen ✓
2. Electrical / Telecom room - outside ✓
3. Marketing office - 1st floor ✓
4. Baker - Tub room by 113 ✓
5. Cascade - Shower room by 207 ✓
6. Elevator door 2nd floor ✓

9 Inspection, Testing and Maintenance

Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

(IFC 901.6 2018)

The following violation was observed at the time of inspection:

The following locations have dirty sprinkler heads:

1. Cascade - TV room x2 ✓
2. Cascade - Kitchen ✓

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 904.12.5.2 2018)

The following violation was observed at the time of inspection:

The kitchen suppression report shows a deficient status due to the CO cartridge needing replaced. ✓



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Code Requirement

Statement of Violation

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 2015, 2018)

The following violation was observed at the time of inspection:

The following locations have out of date fire extinguishers:

1. Elevator room outside ✓
2. Main electrical / Boiler room outside ✓
3. Class K in the kitchen ✓
4. Danali - back stairwell in TV room ✓

Adams - The facility has an "over charged" fire extinguisher by the janitor's closet - 1st floor. ✓

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Code Requirement

Statement of Violation

12 Fuel-Burn Appliances Outside of Dwelling, Sleep Units & Classro

Carbon monoxide detection shall be provided in dwelling units, sleeping units and classrooms located in buildings that contain fuel-burning appliances or fuel-burning fireplaces.

Exceptions:

1. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms without communicating openings between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom.
2. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms where a carbon monoxide detector is provided in one of the following locations:
 - 2.1. In an approved location between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom.
 - 2.2. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.

(IFC 915.1.4 2018)

The following violation was observed at the time of inspection:

There are no Carbon Monoxide alarms in the Laundry room where gas fed appliances are being used.

13 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation showing that testing of their CO detectors have been performed in the past 12 months.

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Code Requirement

Statement of Violation

14 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 seller's warehouses not accessible to the public. Nesting shall be allowed provided 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 2012, 2015)

The following violation was observed at the time of inspection:

Resident room 201 in Cascade has 2 unsecured oxygen bottles. ✓

15 Interior Supply Location

Medical gases shall be located in areas dedicated to the storage of such gases without other storage or uses. Where containers of medical gases in quantities greater than the permit amount are located inside buildings, they shall be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with Section 5306.2.1, 5306.2.2 or 5306.2.3, respectively. Rooms or areas where medical gases are stored or used in quantities exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 shall be in accordance with the International Building Code for high-hazard Group H occupancies.

(IFC 5306.2 2018)

The following violation was observed at the time of inspection:

The oxygen storage room in Baker - has combustible storage stored with the oxygen cylinders. ✓



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Code Requirement

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16 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 at the time of inspection:

The facility was not able to provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

Next inspection scheduled on or after:

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

Anthony Sheppard Plant Operations Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796


Signature