



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

Business Name	Ballard Landmark Inn	Provider Number	2055
Address	5433 LEARY ,	Approval Status	Approved
City, State, Zip	Seattle, WA 98011	Facility Type	Residential Care

On 02/05/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

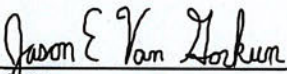
All violations noted during previous related inspection(s) have been corrected.

Owner or Owner's Representative


Signature

Angelo Abela
Ast. Executive Director
Print Name and Title

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


Signature

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

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 Ballard Landmark Inn
Address 5433 LEARY ,
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Provider Number 2055
Approval Status Disapproved
Facility Type Residential Care

On 11/21/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Means of Egress - Storage in Buildings

Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3.

(IFC 315.3.2 2021)

Findings during the inspection were:

Mobility scooters shall not be stored or charged in exit corridors—found compromising the means of egress near 324 and 128.

2 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)

Findings during the inspection were:

Storage found blocking electrical panel RT5.1.

3 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

Findings during the inspection were:

12/6/2024

1) Cleaning records indicate that hood exhaust ducting is inaccessible—corrective repairs required. ✓

2) Hood cleaning shall be required quarterly (every 3 months) due to heavy grease accumulation from charbroil and deep fryer.



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4 Grease Accumulation

If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C10.

(IFC 606.3.3.2 2021)

Findings during the inspection were: 12/12/24

- 1) Professional cleaning of cooking equipment in kitchen required. Excessive grease build-up and scorch marks observed on cooking equipment and inside the ovens. Grease traps were also excessively full--not cleaned on a daily basis.
- 2) Inspection and servicing of the cooking equipment shall be made at least annually by properly trained and qualified persons.

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 2021)

Findings during the inspection were:

Unable to provide last annual inspection of all fire-resistant-rated construction assemblies, and/or records of repairs.

6 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)

Findings during the inspection were:

Unable to provide final service report showing that all automatic and fusible link fire/smoke damper inspection and testing has been performed in the past four years, per NFPA 80, 19.5.3.

12/24/2024

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7 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during the inspection were:

- 1) Unable to provide fire sprinkler system documentation for the following:
 - Last annual forward flow test report - not conducted, scheduling required
 - Last annual standpipe confidence report
 - Last 5-year inspection/test report(s) - conducted Dec. 2019
 - Last 5-year FDC hydro test report - unknown if conducted
 - Last 5-year standpipe test report

- 2) Storage in the walk-in freezer shall be maintained at least 18 inches from ceiling - no storage on top shelf due to sprinkler head obstruction.

8 Fusible Link Maintenance

Fixed temperature-sensing elements shall be maintained to ensure proper operation of the system.

(IFC 904.5.2 2021)

Findings during the inspection were:

- 1) Compliance engine reports failed to list the fusible link rating installed - detailed contractor reports required.
- 2) Unable to produce documentation showing that a heat survey has been performed for the commercial hood to determine the fusible link rating required for installation.

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Code Requirement

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9 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)

Findings during the inspection were:

- 1) Fire extinguisher by Rm. 411 had a broken tamper seal and pin was out of place.
- 2) Fire extinguishers throughout the facility failed to have month inspections since July 2024.

10 Hangers and Brackets

Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

(IFC 906.7 2021)

Findings during the inspection were:

Found unmounted fire extinguisher in the pool pump room.



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Code Requirement	Statement of Violation
11 Exit Sign Illumination	
The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). (IFC 1013.6.2 2021)	Findings during the inspection were: 1) Exit sign by Rm. 411 failed to be illuminated due to dead light bulbs. 2) Exit sign by 323 was partially illuminated due to burnt light bulb.
12 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)	Findings during the inspection were: 1) Unable to provide documentation showing that 90-minute annual battery testing of the emergency lighting and exit signs has been performed in the past 12 months. 2) Facility will need to conduct a 90-minute annual test of all emergency lighting and exit signs in the building to be in compliance by the re-inspection date.
13 Exit Signs	
Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed. (IFC 1032.4 2021)	Findings during the inspection were: 1) Exit sign by Rm. 223 shall be lowered to ensure hallway visibility is maintained - obstructed by beam. 2) Door hardware release button in wellness hall exit vestibule failed to be an obvious method of operation—conspicuous signage required stating "push to open." 3) Door to exit access vestibule, located across from main dining room, failed to have exit sign installed above door. Ceiling mounted directional exit sign in corridor is mounted sideways, impairing view. 4) Ceiling mounted exit sign in main lobby failed to be visible from wellness and dining room hallways—signage relocation required.

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Code Requirement	Statement of Violation
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14 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.

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
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

Findings during the inspection were:

- 1) Corridor doors leading to mezzanine exceed the allowed 1/16 inch center gap.
- 2) Dining room exit acces door leading to stairs, failed to self-close and latch when tested.

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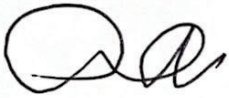
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Next inspection scheduled on or after: **12/30/2024**

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


Andy Anle Asst Executive Dir.
Print Name and Title

Deputy State Fire Marshal Lysandra Davis
2502 112 ST
Tacoma WA 984455104
(360) 890-1622

Signature