



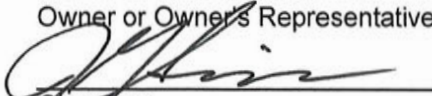
Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

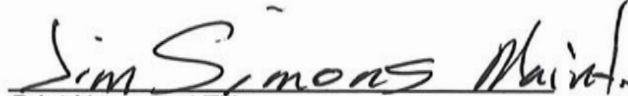
Business Name	Lodge at Mallards Landing, The	Provider Number	2064
Address	7083 Wagner WAY ,	Approval Status	Approved
City, State, Zip	Gig Harbor, WA 98335	Facility Type	Residential Care

On 06/12/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

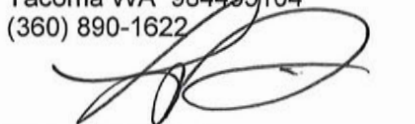
All violations noted during previous related inspection(s) have been corrected.

Owner or Owner's Representative


Signature


Print Name and Title

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


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	Lodge at Mallards Landing, The	Provider Number	2064
Address	7083 Wagner WAY ,	Approval Status	Disapproved
City, State, Zip	Gig Harbor, WA 98335	Facility Type	Residential Care

On 04/17/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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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)	The following citations were observed: ✓ Decorative trees found blocking corridor electrical panels on floors 2 and 3.
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2 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 citations were observed: 1. Unapproved penetration repair found in mechanical room corridor wall, near apartment 101. □ 2. Second floor phone/cable room has unprotected floor penetration around network cabling. ✓
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3 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 citations were observed:

1. Third floor exit stairwell door is sagging by elevator 3 - top gap exceeds allowable limit. ✓
2. Door handle to apartment 334 is loose - failed to be maintained. ✓
3. Second floor nurses office has sagging door - top gap exceeds allowable limit. ✓
4. Ground floor main laundry door has an unapproved mounted door stopper installed.
5. The following fire doors were found propped open: ✓
 - 3rd floor cinema (all doors)
 - Resident laundry rooms on floors 1, 2 and 3 ✓

4 Signs

Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

(IFC 705.2.2 2018)

The following citations were observed:

Facility shall install permanent signs on the following fire doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED:

1. Third floor cinema - all doors ✓
2. Resident laundry rooms on levels 1, 2, and 3. ✓
3. Main laundry room on ground floor ✓

5 Door Operation

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

(IFC 705.2.4 2018)

The following citations were observed:

Fire door to kitchen in the memory care failed to self-close and latch when tested.

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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)

The following citations were observed:

Unable to provide documentation showing that fire/smoke dampers have receive required inspection and testing in the past four years.

7 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

The following citations were observed:

Unable to provide documentation showing that dry sprinkler system has receive full flow trip testing in the past three years.

8 Fusible Link Maintenance

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

(IFC 904.5.2 2009, 2012, 2015, 2018)

The following citations were observed:

Facility shall perform a heat serval for the kitchen hood to determine the fusible link rating required for installation. Currently there are four, 450 degree links installed.

9 Cabinets

Cabinets used to house portable fire extinguishers shall not be locked.

Exceptions:

1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access.
2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided that the staff has keys.

(IFC 906.8 2015, 2018)

The following citations were observed:

Facility failed to ensure that memory care staff have required keys to unlock the fire extinguisher cabinets.

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10 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 2018)

The following citations were observed:

Smoke detector located in main soiled laundry room was observed hanging from wiring in the ceiling.

11 Hardware Height

Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

Exception: Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finished floor or ground, provided the self-latching devices are not also self-locking devices operated by means of a key, electronic opener or integral combination lock.

(IFC 1010.1.9.2 2015, 2018)

The following citations were observed:

Gate latch hardware in memory care courtyard is installed above the maximum height (48 inches).

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City, State, Zip Gig Harbor, WA 98335

Provider Number 2064
Approval Status Disapproved
Facility Type Residential Care

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Code Requirement	Statement of Violation
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12 Lock and Latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked;
 - 2.2. A readily visible sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background; and
 - 2.3. The use of the key-operated locking device is revocable by the building official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are openable from the inside without the use of a key or a tool.
5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.
6. Approved, listed locks without delayed egress shall be permitted in Group I-1 condition 2 assisted living facilities licensed under chapter 388-78A WAC and Group I-1 Condition 2 residential treatment facilities licensed under chapter 246-337 WAC by the state of Washington, provided that:
 - 6.1. The clinical needs of one or more patients require specialized security measures for their safety.
 - 6.2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
 - 6.3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.
 - 6.4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.

The following citations were observed:

Padlock found on memory care's courtyard exit gate. Staff do not know where to find key needed for egress to the outside.



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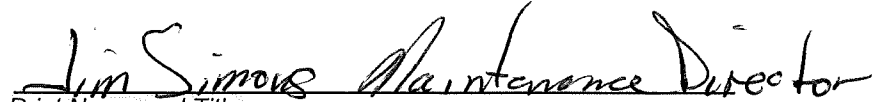
Code Requirement	Statement of Violation
6.5. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door. 6.6. Emergency lighting shall be provided at the door. (IFC 1010.1.9.4 2018 WAC 51-54A)	

Next inspection scheduled on or after: 05/18/2023

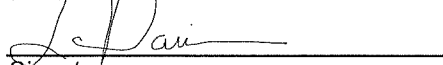
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature


Print Name and Title

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


Signature