



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

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

On 8/14/2025 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

Josh Turner Maintenance Director  
Print Name and Title

Deputy State Fire Marshal Alan Harlan  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 495-7121

  
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 Mallards Landing, The  
**Address** 7083 Wagner WAY ,  
**City, State, Zip** Gig Harbor, WA

**Provider Number** 2064  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 02/27/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**1 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) No annual forward flow testing of the fire sprinkler system performed in the last 12 months - per NFPA 25, 13.7.2.
- 2) No 5-year hydro testing of the fire sprinkler system performed in the last 5 years - - per NFPA 25, 13.8.5.

**2 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.

Findings during the inspection were:

- 1) Facility failed to conduct twelve planned and unannounced fire drills, under varied conditions, in the past 12 months - once per shift, per quarter. Unable to provide fire drill documentation for the following:
  - No Day shift drill for 2nd quarter 2024
  - No Swing shift drill for 3rd quarter 2024
  - No Swing shift drill for 4th quarter 2024
- 2) Facility will need to conduct a Fire Drill for all three shifts in the month of March 2024 to be in compliance at 30-day re-inspection.



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On 02/27/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

Next inspection scheduled on or after: 03/31/2025

**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

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### 1 Extension Cords

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                        |
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| Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension 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.<br><br>(IFC 603.6 2021) | Findings during the inspection were:<br><br>Extension cord utilized as permanent wiring in the 2nd floor staff lounge. |
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### 2 Owner's Responsibility

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| 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.<br><br>(IFC 701.6 2021) | Findings during the inspection were:<br><br>1) Facility shall provide an inventory of all fire-resistance-rated construction required during time of construction--as indicated on the building's as-built plans.<br><br>2) Facility shall conduct an annual inspection of all fire-resistant-rated construction assemblies, and maintain records of all repairs and materials used. |
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### 3 Penetrations - Maintaining Protection

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                  |
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| 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.<br><br>(IFC 703.1 2021) | Findings during the inspection were:<br><br>Fire block foam used to protect penetrations in the facility's fire-resistance-rated construction is designed for residential and non-rated construction use only--installation of correct firestop system required. |
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#### 4 Testing and Maintenance

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| Sprinkler systems shall be tested and maintained in accordance with Section 901.<br><br>(IFC 903.5 2021) | Findings during the inspection were:<br><br>1) Unable to provide documentation showing that the following has been performed:<br>- Annual forward flow testing<br>- 5-year FDC hydrostatic testing<br><br>2) Found bent sprinkler head in cooler.<br><br>3) Multiple blocked sprinkler heads in parking garage due to sagging insulation. |
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#### 5 Operations and Maintenance

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| Automatic fire-extinguishing systems protecting commercial cooking systems shall be maintained in accordance with Sections 904.13.5.1 through 904.13.5.3.<br><br>(IFC 904.13.5 2021) | Findings during the inspection were:<br><br>Found kitchen suppression pull station blocked by storage boxes in kitchen - floor marking and staff education required. |
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#### 6 Unobstructed and Unobscured

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| Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.<br><br>(IFC 906.6 2021) | Findings during the inspection were:<br><br>Blocked fire extinguishers found in the following locations:<br>- Near kitchen exit door, due to stored boxes<br>- Near stairwell B, garage level, due to cart |
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#### 7 Smoke Alarm Maintenance

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| Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms shall be replaced when they fail to respond to operability tests, or when they exceed 10 years from the date of manufacture, unless an earlier replacement is specified in the manufacturer's published instructions.<br><br>(IFC 907.10 2021) | Findings during the inspection were:<br><br>Unable to provide documentation showing that resident room smoke alarms have been tested and maintained in accordance with manufacturer's instructions. |
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**8 Securing Compressed Gas Containers, Cylinders and Tanks**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                              |
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| <p>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:</p> <ol style="list-style-type: none"><li>1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.</li><li>2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.</li><li>3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.</li><li>4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.</li></ol> <p>Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.</p> <p>(IFC 5303.5.3 2021)</p> | <p>Findings during the inspection were:</p> <p>Kitchen CO2 cylinders shall be secured to prevent falling caused by contact, vibration or seismic activity, as required by the fire code.</p> |
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**9 Circuit identification and Accessibility**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                            |
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| <p>10.6.5.2 Circuit Identification and Accessibility.</p> <p>10.6.5.2.1 The location of the branch circuit disconnecting means shall be permanently identified at the control unit.</p> <p>10.6.5.2.2 System circuit disconnecting means shall be permanently identified as to its purpose in accordance with the following:</p> <p>(1) "FIRE ALARM" for fire alarm systems</p> <p>(2) "EMERGENCY COMMUNICATIONS" for emergency communications systems</p> <p>(3) "FIRE ALARM/ECS" for combination fire alarm and emergency communications systems</p> <p>10.6.5.2.3 For fire alarm and/or signaling systems, the circuit disconnecting means shall have a red marking.</p> <p>10.6.5.2.4 The red marking shall not damage the overcurrent protective devices or obscure the manufacturer's markings.</p> <p>10.6.5.2.5 The circuit disconnecting means shall be accessible only to authorized personnel.</p> <p>10.6.5.3 Mechanical Protection. The branch circuit(s) and connections shall be protected against physical damage.</p> <p>10.6.5.4 Circuit Breaker Lock. Where a circuit breaker is the disconnecting means, a listed breaker locking device shall be installed.</p> <p>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.</p> <p>(NFPA 72 10.6.5.2)</p> | <p>Findings during the inspection were:</p> <p>Fire alarm circuit breaker in the main electrical room was found missing the required lock device—locking breaker in the "ON" position.</p> |
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**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.

And the following shall be checked:

1. Labels are clearly visible and legible
2. No open holes or breaks exist in surfaces of either 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 closes 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 has been performed that voids the label.
12. Meeting edge protection, gasketing and edge seals where required, are inspected to verify their presence and integrity
13. Signage affixed to a door meets the requirements listed in 4.1.4

Findings during the inspection were:

Multiple fire-rated door deficiencies found during the inspection. Facility shall perform audit of all listed fire doors in accordance with NFPA 80, 5.2.4.1.

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Initials of Authorized Facility Representative: \_\_\_\_\_



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Next inspection scheduled on or after: 04/30/2024

**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

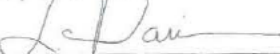


Signature

Josh Turner Maintenance Director

Print Name and Title

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



Signature

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