



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

Business Name	San Juan Villa	Provider Number	2143
Address	112 CASTELLANO WAY ,	Approval Status	Approved
City, State, Zip	Port Townsend, WA 98368	Facility Type	Residential Care

On 04/24/2024 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

CSaule
Signature

Christina Saule, Administrator
Print Name and Title

Deputy State Fire Marshal Raul Murcia
PO BOX 42642
Olympia WA 98504
(360) 819-0067

Rh
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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Phone: (360) 596-3900

Business Name	San Juan Villa	Provider Number	2143
Address	112 CASTELLANO WAY ,	Approval Status	Disapproved
City, State, Zip	Port Townsend, WA 98368	Facility Type	Residential Care

On 12/14/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Recordkeeping

Records shall be maintained of required emergency evacuation drills and include the following information

1. Identity of the person conducting the drill.
2. Date and time of the drill.
3. Notification method used.
4. Staff members on duty and participating.
5. Number of occupants participating.
6. Special conditions simulated.
7. Problems encountered and corrective actions taken.
8. Weather conditions when occupants were evacuated.
9. Time required to accomplish complete evacuation, or shelter-in-place

(IFC 405.5 2015)

Corrected.

2 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)

Corrected.



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Code Requirement

Statement of Violation

3 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

Finding during the inspection were:

Facility failed to provide the following documentation for the automatic sprinkler system;

1. Forward flow test.
2. Five-year fire department connection hydrostatic test.

4 Certification of Service Personnel for Fire-Extinguishing Equip

Service personnel performing system design, installation or conducting system maintenance or testing on automatic fire-extinguishing systems, other than automatic sprinkler systems, shall possess the appropriate ICC/NAFED certification.

(IFC 904.1.1 2018 WAC 51-54A)

Finding during the inspection were:

Facility failed to provide documentation showing service technician for the kitchen suppression system holds ICC certification.

5 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)

Corrected.

6 Fusible Link and Sprinkler Head Replacement

Fusible links and automatic sprinkler heads shall be replaced annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.

Exception: Frangible bulbs are not required to be replaced annually.

(IFC 904.12.5.3 2018)

Corrected.

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



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Code Requirement

Statement of Violation

7 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)

Corrected.

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Code Requirement

Statement of Violation

8 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)	Finding during the inspection were: Facility failed to provide documentation showing annual inspection of the fire alarm system. (update) * Annual inspection report shows the following deficiencies that shall be corrected; 1. Sprinkler heads are overdue for sample testing. 2. Painted sprinkler head found in facility.
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9 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)	Corrected.
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10 Emergency Lighting Equipment Inspection and Testing

Emergency lighting shall be maintained in accordance with Section 1008 and shall be inspected and tested in accordance with Sections 1031.10.1 and 1031.10.2. (IFC 1031.10 2018)	Corrected.
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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 01/14/2024

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

CSoule
Signature

christina Soule, Administrator
Print Name and Title

Deputy State Fire Marshal Raul Murcia
PO BOX 42642
Olympia WA 98504
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Business Name	San Juan Villa	Provider Number	2143
Address	112 CASTELLANO WAY ,	Approval Status	Disapproved
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On 08/21/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Recordkeeping

Records shall be maintained of required emergency evacuation drills and include the following information

1. Identity of the person conducting the drill.
2. Date and time of the drill.
3. Notification method used.
4. Staff members on duty and participating.
5. Number of occupants participating.
6. Special conditions simulated.
7. Problems encountered and corrective actions taken.
8. Weather conditions when occupants were evacuated.
9. Time required to accomplish complete evacuation, or shelter-in-place

(IFC 405.5 2015)

Finding during the inspection were:

Fire drills must be conducted once per shift per quarter;

1. Nocturnal shift fire drills were missed during the 1st quarter of 2023.
2. Swing shift fire drills were missed during the 4th quarter of 2022.

2 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)

Finding during the inspection were:

Facility failed to provide documentation showing fire/smoke damper 4-year inspection.



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On 08/21/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

3 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

Finding during the inspection were:

Facility failed to provide the following documentation for the automatic sprinkler system;

1. Forward flow test.
2. Five-year fire department connection hydrostatic test.

Facility failed to maintain automatic sprinkler system at the following location;

1. Escutcheon plate in dinning room area is separated from ceiling.

4 Certification of Service Personnel for Fire-Extinguishing Equip

Service personnel performing system design, installation or conducting system maintenance or testing on automatic fire-extinguishing systems, other than automatic sprinkler systems, shall possess the appropriate ICC/NAFED certification.

(IFC 904.1.1 2018 WAC 51-54A)

Finding during the inspection were:

Facility failed to provide documentation showing service technician for the kitchen suppression system holds NAFED certification.

5 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)

Finding during the inspection were:

Facility failed to provide documentation showing second semi-annual inspection of kitchen suppression system.

6 Fusible Link and Sprinkler Head Replacement

Fusible links and automatic sprinkler heads shall be replaced annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.

Exception: Frangible bulbs are not required to be replaced annually.

(IFC 904.12.5.3 2018)

Finding during the inspection were:

Facility failed to provide documentation showing annual replacement of fusible links for the kitchen suppression system.



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Code Requirement

Statement of Violation

7 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.

Finding during the inspection were:

Fire extinguishers need annual servicing.

(IFC 906.2 2015, 2018)

8 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.

Finding during the inspection were:

Facility failed to provide documentation showing annual inspection of the fire alarm system.

(IFC 907.8 2018)



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Code Requirement

Statement of Violation

9 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)

Finding during the inspection were:

Facility failed to provide documentation showing testing and maintenance of carbon monoxide detectors.

10 Emergency Lighting Equipment Inspection and Testing

Emergency lighting shall be maintained in accordance with Section 1008 and shall be inspected and tested in accordance with Sections 1031.10.1 and 1031.10.2.

(IFC 1031.10 2018)

Finding during the inspection were:

Facility failed to maintain 2 exit signs located at inner courtyard, signs do not illuminate when button is pressed.

Next inspection scheduled on or after: 09/21/2023

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

CSoule
Signature

Christina Soule, Administrator
Print Name and Title

Deputy State Fire Marshal Raul Murcia
PO BOX 42642
Olympia WA 98504
(360) 819-0067

[Signature]
Signature