



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	Facility Type	Residential Care

On 10/15/2025 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

Christina Soule

Signature

Christina Soule, Administrator

Print Name and Title

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

Signature

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



Washington State Patrol
Fire Protection Bureau
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	Facility Type	Residential Care

On 08/28/2025 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:

- Fire department hydrostatic test due, last date 6/20/2020
- Sprinkler gauges due for testing or replacement, date 2020
- Sprinkler head in kitchen dishwashing area loaded with debris.
- Freezer sprinkler head loaded with ice.



Washington State Patrol
Fire Protection Bureau
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	Facility Type	Residential Care

On 08/28/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

2 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:

-Portable fire extinguishers are missing annual inspection.

-Hydrostatic test required on various portable fire extinguishers, deficient portable fire extinguishers shall be corrected.

-Kitchen K portable fire extinguisher is over 5 feet high.

3 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 2021)

Findings during the inspection were:

-Facility failed to provide annual fire alarm report.

-Fire alarm electrical breaker needs breaker lock.



Washington State Patrol
Fire Protection Bureau
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	Facility Type	Residential Care

On 08/28/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

4 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.

5.2.2.4 A record of all inspections and testing shall be provided that includes, but is not limited to, the following information:

1. Date of inspection
2. Name of facility
3. Address of facility
4. Name of person(s) performing inspections and testing
5. Company name and address of inspecting company
6. Signature of inspector of record
7. Individual record of each inspected and tested fire door assembly
8. Opening identifier and location of each inspected and tested fire door assembly
9. Type and description of each inspected and tested fire door assembly
10. Verification of visual inspection and functional operation
11. Listing of deficiencies in accordance with 5.2.3, Section 5.3, and Section 5.4

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

Findings during the inspection were:

-Facility failed to provide annual fire door inspection report.

NOTE: (Read the left hand column of this report as well as tab 7 of the fire binder provided by email)



Washington State Patrol
Fire Protection Bureau
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	Facility Type	Residential Care

On 08/28/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

- 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 performed 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

Next inspection scheduled on or after: 10/04/2025

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

CSoule
Signature

Christina Soule, Administrator
Print Name and Title
9/3/25

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

[Signature]
Signature