



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

Business Name Spring Ridge Retirement Community
6856 E PORTLAND AVE ,
City, State, Zip Tacoma, WA 98404

Provider Number 2160
Approval Status Disapproved
Facility Type Residential Care

On 03/25/2025 the Office of the State Fire Marshal conducted a re-inspection at your facility. Listed below are violations that have not been corrected.

Code Requirement	Statement of Violation
------------------	------------------------

1 Inspection Frequency

Fire extinguishers shall be inspected when initially placed in service and thereafter at approximately 30-day intervals. Fire extinguishers shall be inspected, manually or by electronic monitoring, at more frequent intervals when circumstances require.

(NFPA Standard 10 Section 6.2.1)

Findings during the re-inspection were:

Class K fire extinguisher in kitchen is missing monthly inspection sign offs.

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Code Requirement	Statement of Violation
2NFPA 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. 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 positon 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	Findings during the re-inspection were: Double doors to the library room have an excessive center gap between the door leaves.

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Code Requirement	Statement of Violation
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requirements listed in 4.1.4

3 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 re-inspection were:

- 1) Unable to provide records showing that twelve planned and unannounced fire drills have been conducted in the past 12 months, per WAC 212-12-044. Must be performed quarterly for each shift.
- 2) Facility will need to conduct a Fire Drill for all three shifts in the month of December 2024 to be in compliance for the re-inspection.

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Code Requirement

Statement of Violation

4 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 re-inspection were:

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

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Code Requirement

Statement of Violation

5 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 2021)

Findings during the re-inspection were:

Unable to provide record showing that fire doors have been annually inspected, tested and repaired in the past 12 months.

6 Door Operation

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

(IFC 705.2.4 2021)

Findings during the re-inspection were:

The following corridor door failed to self-close when tested, near the following locations:

2) By room 23

7 Maintaining Protection

Maintaining protection.
Where required when the building was originally permitted and constructed, spray fire-resistant materials and intumescent fire-resistant materials shall be visually inspected to verify that the materials do not exhibit exposure to the substrate.

(IFC 708.1, 2021)

Findings during the re-inspection were:

1) Unsealed penetrations observed in the communications room, around conduit.

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Code Requirement

Statement of Violation

8 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during the re-inspection were:

Unable to provide fire sprinkler system documentation for the following:
1) Quarterly inspection reports - three performed in the last 12 months
2) Last annual forward flow test report - not conducted, scheduling required
3) Last 5-year FDC hydro test report - not conducted, scheduling required

9 Smoke Alarm Maintenance

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.

(IFC 907.10 2021)

Findings during the re-inspection were:

Unable to provide documentation showing that resident room smoke alarms have been tested and maintained in accordance with manufacturer's instructions.

All smoke alarms throughout the facility shall be replaced when they fail to respond to operability tests, or exceed 10 years from the date of manufacture, unless an earlier replacement is listed in the manufacturer's published instructions.

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 2021)

Findings during the re-inspection were:

Unable to provide documentation showing that annual servicing of the fire alarm system has been performed in the past 12 months.

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Code Requirement	Statement of Violation
11Maintenance	
Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced. (IFC 915.6 2021 WAC)	Findings during the re-inspection were: Unable to provide documentation showing that monthly inspection of the facility's carbon monoxide alarms has been performed in the past 12 months.
12Activation Test	
Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired. (IFC 1032.10.1 2021)	Findings during the re-inspection were: Unable to provide documentation showing that 30-second monthly battery testing of the facility's emergency lighting and exit signs has been performed in the last 12 months.
13Power 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 re-inspection were: Unable to provide documentation showing that 30-second monthly battery testing of the facility's emergency lighting and exit signs has been performed in the last 12 months.

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Code Requirement	Statement of Violation
14Reliability Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. (IFC 1032.2 2021)	Findings during the re-inspection were: Conference table and chairs found impeding access to memory care exit vestibule leading to parking lot--must be maintained free of obstructions or impediments.
15Records Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained. (IFC 1203.4.3 2021)	Findings during the re-inspection were: Unable to provide documentation showing that annual servicing of the emergency backup generator has been performed in the past 12 months.

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Next inspection scheduled on or after: 04/24/2025

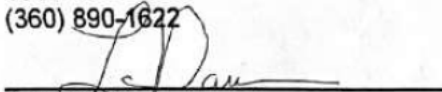
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Chris Weeks
Print Name and Title

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


Signature

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Code Requirement	Statement of Violation
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1 Admin - (ITM) Inspection, Testing, & Maintenance

Requirement for all inspection, testing and maintenance documentation.	Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared.
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2 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.
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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 2021)	Findings during the inspection were: Unable to provide record showing that fire doors have been annually inspected, tested and repaired in the past 12 months.
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Code Requirement

Statement of Violation

4 Door Operation

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

(IFC 705.2.4 2021)

Findings during the inspection were:

The following corridor doors failed to self-close when tested, near the following locations:

- 1) By room 9
- 2) By room 23
- 3) By room 116

5 Maintaining Protection

Maintaining protection.
Where required when the building was originally permitted and constructed, spray fire-resistant materials and intumescent fire-resistant materials shall be visually inspected to verify that the materials do not exhibit exposure to the substrate.

(IFC 708.1, 2021)

Findings during the inspection were:

- 1) Unsealed penetrations observed in the communications room, around conduit.
- 2) Non-rated spray foam used to protect penetrations in communications room is designed for residential and non-rated construction use only--correct firestop system required.

6 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during the inspection were:

Unable to provide fire sprinkler system documentation for the following:

- 1) Quarterly inspection reports - three performed in the last 12 months
- 2) Last annual forward flow test report - not conducted, scheduling required
- 3) Last 5-year FDC hydro test report - not conducted, scheduling required

7 Unobstructed and Unobscured

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.

(IFC 906.6 2021)

Findings during the inspection were:

Found storage impeding access to portable fire extinguisher by Rm. 2.

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Code Requirement

Statement of Violation

8 Smoke Alarm Maintenance

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.

(IFC 907.10 2021)

Findings during the inspection were:

Unable to provide documentation showing that resident room smoke alarms have been tested and maintained in accordance with manufacturer's instructions.

All smoke alarms throughout the facility shall be replaced when they fail to respond to operability tests, or exceed 10 years from the date of manufacture, unless an earlier replacement is listed in the manufacturer's published instructions.

9 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:

Unable to provide documentation showing that annual servicing of the fire alarm system has been performed in the past 12 months.

10 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2021 WAC)

Findings during the inspection were:

Unable to provide documentation showing that monthly inspection of the facility's carbon monoxide alarms has been performed in the past 12 months.

11 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

(IFC 1032.10.1 2021)

Findings during the inspection were:

Unable to provide documentation showing that 30-second monthly battery testing of the facility's emergency lighting and exit signs has been performed in the last 12 months.

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Code Requirement

Statement of Violation

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 Reliability

Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.

(IFC 1032.2 2021)

Findings during the inspection were:

Conference table and chairs found impeding access to memory care exit vestibule leading to parking lot--must be maintained free of obstructions or impediments.

14 Nonexit Identification

Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room.

(IFC 1032.5 2021)

Findings during the inspection were:

Door outside room 24 and 25 fails to terminate at the exit discharge or a public way, and shall be identified with a sign that states "NOT AN EMERGENCY EXIT"

15 Records

Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained.

(IFC 1203.4.3 2021)

Findings during the inspection were:

Unable to provide documentation showing that annual servicing of the emergency backup generator has been performed in the past 12 months.

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Code Requirement

Statement of Violation

16 Inspection Frequency

Fire extinguishers shall be inspected when initially placed in service and thereafter at approximately 30-day intervals. Fire extinguishers shall be inspected, manually or by electronic monitoring, at more frequent intervals when circumstances require.

(NFPA Standard 10 Section 6.2.1)

Findings during the inspection were:

Class K fire extinguisher in kitchen is missing monthly inspection sign offs for November 2024.

17 Circuit identification and Accessibility

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

(NFPA 72 10.6.5.2)

Findings during the inspection were:

Fire alarm circuit breaker #60, in electrical panel H-1 Phase is missing the required lockout device—locking breaker in the "ON" position.

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Code Requirement

Statement of Violation

18 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.

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 performed that void 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:

Double doors to the library room have an excessive center gap between the door leaves.

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19 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.

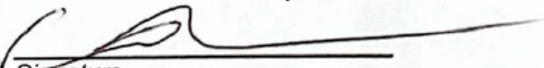
Findings during the inspection were:

- 1) Unable to provide records showing that twelve planned and unannounced fire drills have been conducted in the past 12 months, per WAC 212-12-044. Must be performed quarterly for each shift.
- 2) Facility will need to conduct a Fire Drill for all three shifts in the month of December 2024 to be in compliance for the re-inspection.

Next inspection scheduled on or after: 01/13/2025

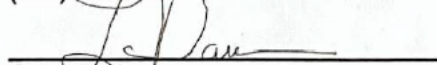
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Chris Weeks
Print Name and Title

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


Signature