



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 07/10/2024 an unannounced Fire and Life Safety Code re-inspection was conducted at Chateau at Valley Center Retirement by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.

The following deficiencies were cited as a result of this re-inspection:

2 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

(IFC 0305.1 2021)

Corrected

3 Means of Egress - Storage in Buildings

Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3.

(IFC 315.3.2 2021)

Corrected

4 Equipment Rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.

(IFC 315.2.3 2021)

Corrected

5 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code.

(IFC 603.5, 2021)

Corrected

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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

6 Installation

Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage. (IFC 603.5.3, 2021)	Corrected
---	-----------

7 Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord. (IFC 603.6.2 2021)	Corrected
---	-----------

8 Records

Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained. (IFC 606.3.3.3 2021)	Corrected
--	-----------

9 Smoke Barriers

The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be maintained. (IFC 701.3 2021)	Corrected
---	-----------

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



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

Business Name Chateau at Valley Center Retirement Community	Provider Number 002230
Address 4450 DAVIS ,	Approval Status Disapproved
City, State, Zip Renton, WA 98058	Facility Type Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

10 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)

Corrected

11 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 2021)

Corrected

12 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)

Corrected

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
13 Door Operation	
Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	Corrected
14 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

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

15 Combustible Decorative Materials

In Groups A, B, E, I, M and R-1 and in dormitories in Group R-2, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall comply with Section 807.3 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached. Fixed or movable walls and partitions, paneling, wall pads and crash pads applied structurally or for decoration, acoustical correction, surface insulation or other purposes shall be considered to be interior finish, shall comply with Section 803 and shall not be considered decorative materials or furnishings.

Exceptions:

1. In auditoriums in Group A, the permissible amount of curtains, draperies, fabric hangings and similar combustible decorative material suspended from walls or ceilings shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, and where the material is installed in accordance with Section 803.15 of the International Building Code.
2. In Group R-2 dormitories, within sleeping units and dwelling units, the permissible amount of curtains, draperies, fabric hangings and similar decorative materials suspended from walls or ceilings shall not exceed 50 percent of the aggregate wall areas where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.
3. In Group B and M occupancies, the amount of combustible fabric partitions suspended from the ceiling and not supported by the floor shall comply with Section 807.3 and shall not be limited.
4. The 10-percent limit shall not apply to curtains, draperies, fabric hangings and similar combustible decorative materials used as window coverings.

(IFC 807.2 2018)

Corrected

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
16 Obstructed Locations	
Automatic sprinklers shall be installed with regard to obstructions that will delay activation or obstruct the water distribution pattern and shall be in accordance with the applicable automatic sprinkler system standard that is being used. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers. Exception: Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904. (IFC 903.3.3 2021)	Corrected
17 Testing and Maintenance	
Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following violation was observed at the time of re-inspection: The facility was unable to provide documentation for their forward flow test. - Facility is waiting to schedule.
18 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 904.13.5.2 2021)	Corrected
19 Hangers and Brackets	
Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions. (IFC 906.7 2021)	Corrected

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
20 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)	Corrected
21 Door Opening Force	
The forces to unlatch doors shall comply with the following: 1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N). 2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm). The force to open doors shall comply with the following: 1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N). 2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a full open position when subjected to not more than a 15-pound (67 N) force. (IFC 1010.1.3 2021)	The following violation was observed at the time of re-inspection: Stairwell B exit door leading outside will not open. - Memory Care - Facility stated they are waiting on parts.
22 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 1031.2 2021)	Corrected

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
23 Installation	
Emergency power systems and standby power systems shall be installed in accordance with the International Building Code, NFPA 70, NFPA 110 and NFPA 111. (IFC 1203.1.3 2021)	The following violation was observed at the time of re-inspection: The emergency generator does not have a remote emergency shut off switch located outside of the generator. - Facility stated they are waiting on parts.
24 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)	Corrected
25 Sprinklers Insepction	
5.2.1.1.1* Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation (e.g., upright, pendent, or sidewall).	The following violation was observed at the time of re-inspection: There are two corroded sprinkler heads in the chemical / Mechanical room in the pool area. The Memory Care Elevator room has a painted sprinkler head. The cooler in the kitchen has an escutcheon ring missing. - in cooler by sink. Facility stated they are waiting to schedule.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 07/10/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

26 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state, at least twelve planned and unannounced fire drills shall be held every year. 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. A detailed written record of all fire drills shall be maintained and available for inspection at all times. When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms. Fire drills shall include the transmission of a fire alarm signal and simulation of emergency conditions. The fire alarm monitoring company shall be notified prior to the activation of the fire alarm system for drill purposes and again at the conclusion of the transmission and restoration of the fire alarm system to normal mode.

(WAC 212-12-044)

Corrected

Next inspection scheduled on or after: 08/09/2024

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

Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796

Signature



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

	On 05/29/2024 an unannounced Fire and Life Safety Code inspection was conducted at Chateau at Valley Center Retirement Community by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes. The following deficiencies were cited as a result of this inspection:
--	---

2 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner. (IFC 0305.1 2021)	The following violation was observed at the time of inspection: The 2nd floor dining has a warmer / heating unit that has plastic and wood combustibles stored on it.
--	---

3 Means of Egress - Storage in Buildings

Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3. (IFC 315.3.2 2021)	The following violation was observed at the time of inspection: The lower level exit leading outside has gas powered equipment and combustible materials stored under the stairwell.
--	--

4 Equipment Rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5. (IFC 315.2.3 2021)	The following violation was observed at the time of inspection: The Health Club storage room has combustible materials stored in the closet where there is mechanical equipment. - Lower level
---	--

5 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code. (IFC 603.5, 2021)	The following violation was observed at the time of inspection: The 2nd floor Laundry room has an unapproved multi plug adapter in use. - by 204
---	--

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

6 Installation

Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.

(IFC 603.5.3, 2021)

The following violation was observed at the time of inspection:

The following locations have power strips that are dangling by their cords:

1. Laundry room 3rd floor - behind appliances
2. Community Center Storage - 2nd floor
3. Kitchen office - behind computer

7 Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

(IFC 603.6.2 2021)

The following violation was observed at the time of inspection:

The following locations have appliances plugged into power strips:

1. Life Enrichment office - 2nd floor
2. Community Center - 2nd floor
3. Community Center storage - 2nd floor
4. Nurses station - Memory care - 1st floor
5. Community Relations Director - 1st floor
5. Maintenance Office

8 Records

Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.

(IFC 606.3.3.3 2021)

The following violation was observed at the time of inspection:

The facility was unable to provide their annual hood cleaning documentation.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

9 Smoke Barriers

The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be maintained.

(IFC 701.3 2021)

The following violation was observed at the time of inspection:

The following locations are missing part of the ceiling tiles:

1. Behind door by laundry room - by 404
2. In hall by 311 (gap in tile)



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

10 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)

The following violation was observed at the time of inspection:

The facility will need to update their fire wall to show all fire wall locations are being checked. Facility is currently just checking above cross corridors.

11 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 2021)

The following violation was observed at the time of inspection:

The following locations have penetrations in the wall:

1. In stairwell - by 410
2. HR Storage by oxygen storage - 3rd floor
3. Elevator room - Memory Care
4. Maintenance Storage room - Fire caulking fell out

12 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)

The following violation was observed at the time of inspection:

The facility will need to update their fire door inspections to inspect all fire doors, to include resident room doors. Facility is currently only doing cross corridors.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

13 Door Operation

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

(IFC 705.2.4 2021)

The following violation was observed at the time of inspection:

The following doors did not close / latch properly when tested:

1. Wellness Clinic - by 417
2. Laundry room - by 232

14 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 violation was observed at the time of inspection:

The facility was unable to provide documentation for their last fire/smoke damper testing.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

15 Combustible Decorative Materials

In Groups A, B, E, I, M and R-1 and in dormitories in Group R-2, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall comply with Section 807.3 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached. Fixed or movable walls and partitions, paneling, wall pads and crash pads applied structurally or for decoration, acoustical correction, surface insulation or other purposes shall be considered to be interior finish, shall comply with Section 803 and shall not be considered decorative materials or furnishings.

Exceptions:

1. In auditoriums in Group A, the permissible amount of curtains, draperies, fabric hangings and similar combustible decorative material suspended from walls or ceilings shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, and where the material is installed in accordance with Section 803.15 of the International Building Code.
2. In Group R-2 dormitories, within sleeping units and dwelling units, the permissible amount of curtains, draperies, fabric hangings and similar decorative materials suspended from walls or ceilings shall not exceed 50 percent of the aggregate wall areas where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.
3. In Group B and M occupancies, the amount of combustible fabric partitions suspended from the ceiling and not supported by the floor shall comply with Section 807.3 and shall not be limited.
4. The 10-percent limit shall not apply to curtains, draperies, fabric hangings and similar combustible decorative materials used as window coverings.

(IFC 807.2 2018)

The following violation was observed at the time of inspection:

The Theater on lower level has a non fire rated curtain covering the entire wall.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

16 Obstructed Locations

Automatic sprinklers shall be installed with regard to obstructions that will delay activation or obstruct the water distribution pattern and shall be in accordance with the applicable automatic sprinkler system standard that is being used. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

Exception: Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

(IFC 903.3.3 2021)

The following violation was observed at the time of inspection:

Resident room 202 has a shelf in the closet that is within 18 inches of the sprinkler head.

The cooler in the kitchen has an obstructed sprinkler head. - cooler by sink

17 Testing and Maintenance

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

(IFC 903.5 2021)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation for:

1. Forward flow test
2. Quarterly sprinkler inspections

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

18 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 904.13.5.2 2021)

The following violation was observed at the time of inspection:

The facility was unable to provide service reports showing that the kitchen suppression system has been serviced annually and semi-annually in the past 12 months.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

19 Hangers and Brackets

Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

(IFC 906.7 2021)

The following violation was observed at the time of inspection:

The following locations have fire extinguishers that are not properly mounted:

1. Storage room behind reception
2. Maintenance office

20 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)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation showing that testing of their CO detectors have been performed in the past 12 months.

21 Door Opening Force

The forces to unlatch doors shall comply with the following:

1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N).
2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm).

The force to open doors shall comply with the following:

1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N).
2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a fullopen position when subjected to not more than a 15-pound (67 N) force.

(IFC 1010.1.3 2021)

The following violation was observed at the time of inspection:

Stairwell B exit door leading outside would not open.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

22 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 1031.2 2021)

The following violation was observed at the time of inspection:

Stairwell B egress path is blocked. - Memory care

The exit door by 173 was blocked with temporary privacy wall.
- Memory care

23 Installation

Emergency power systems and standby power systems shall be installed in accordance with the International Building Code, NFPA 70, NFPA 110 and NFPA 111.

(IFC 1203.1.3 2021)

The following violation was observed at the time of inspection:

The emergency generator does not have a remote emergency shut off switch located outside of the generator.

24 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)

The following violation was observed at the time of inspection:

The Elevator room in Memory care has a fire extinguisher that has missed multiple monthly inspections.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

25 Sprinklers Insepection

5.2.1.1.1* Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation (e.g., upright, pendent, or sidewall).

The following violation was observed at the time of inspection:

The following locations have loaded sprinkler heads:

1. In hall by room 317
2. Laundry room - 3rd floor
3. In hall between Laundry and exit - 2nd floor
4. Outside of Laundry - 2nd floor
5. Kitchen - throughout
6. In hall by 132 to exit stairwell
7. Laundry - lower level

There are two corroded sprinkler heads in the chemical / Mechanical room in the pool area.

The Memory care Elevator room has a painted sprinkler head.

The cooler in the kitchen has an escutcheon ring missing - cooler by sink

26 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state, at least twelve planned and unannounced fire drills shall be held every year. 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. A detailed written record of all fire drills shall be maintained and available for inspection at all times. When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms. Fire drills shall include the transmission of a fire alarm signal and simulation of emergency conditions. The fire alarm monitoring company shall be notified prior to the activation of the fire alarm system for drill purposes and again at the conclusion of the transmission and restoration of the fire alarm system to normal mode.

(WAC 212-12-044)

The following violation was observed at the time of inspection:

The facility was not able to provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

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



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 05/29/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

Next inspection scheduled on or after: 06/28/2024

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

Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796

Signature

BRANKSOP SOLOMON / MAINTENANCE LEAD

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