



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

Business Name	Chateau at Valley Center Retirement Community	Provider Number	2230
Address	4450 DAVIS ,	Approval Status	Approved
City, State, Zip	Renton, WA 98058	Facility Type	Residential Care

On 12/16/2025 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

Muna Kore, ED
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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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 10/20/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
1 Administration	
2 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
3 Clearances.	
Working clearances between fuel-fired appliances and electrical panelboards and equipment shall be in accordance with NFPA 70. Clearances between oil-fired equipment and oil supply tanks shall be in accordance with NFPA 31. (IFC 605.1.6 2021)	Corrected
4 Smoke Barriers	
The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be maintained. (IFC 701.3 2021)	Corrected
5 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

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



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Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
Address	4450 DAVIS ,	Approval Status	Disapproved
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On 10/20/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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6 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

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Business Name	Chateau at Valley Center Retirement Community	Provider Number	002230
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On 10/20/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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7 Inspection, Testing and Maintenance

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8. (IFC 901.6 2021)	Corrected
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8 Door Arrangement

Space between two doors in a series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors. Exceptions: 1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm). 2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door. 3. Doors within individual dwelling units in Groups R-2 and R-3 other than within Type A dwelling units. (IFC 1010.1.7 2021)	The following violation was observed on re-inspection: The facility has two kitchens doors that do not meet the minimum space distance between the doors. The space between the doors is currently 12 inches. The facility is still currently working with CRS Email was sent to CRS 10/20/2025 on status of review.
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On 10/20/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

9 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)

Facility was unable to provide documentation that one fire drill per shift per quarter is being performed.

Next inspection scheduled on or after: 11/19/2025

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

R. H. 2 W. C. i

Print Name and Title

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

Signature



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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 8/7/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 08/07/2025 an unannounced Fire and Life Safety Code re-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 re-inspection:

2 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 on re-inspection:

Mechanical room in storage room by Community room - 2nd floor.

3 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

4 Extension Cords

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..

(IFC 603.6 2021)

Corrected



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On 8/7/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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5 Clearances.

Working clearances between fuel-fired appliances and electrical panelboards and equipment shall be in accordance with NFPA 70. Clearances between oil-fired equipment and oil supply tanks shall be in accordance with NFPA 31.

(IFC 605.1.6 2021)

The following violation was observed on re-inspection:

Transfer switch room had multiple items in front of electrical panels impeding required 36" clearance.

6 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

Corrected

7 Clothes Dryer Exhaust Systems - Maintenance

610.1.2 Maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.

(IFC 610.1.2 - 2021)

Corrected

8 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 on re-inspection:

Ceiling tile near room 175 still has penetration.

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Code Requirement	Statement of Violation
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9 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 on re-inspection:

There is a penetration in the wall as you walk into fire alarm panel room(to the right). - Basement

10 Inspection and Maintenance

	Corrected
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11 Door Operation

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

(IFC 705.2.4 2021)

Corrected



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Code Requirement	Statement of Violation
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12 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 on re-inspection:

The community center has excessive amount of decorations / wall hangings on the wall. -2nd floor



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Code Requirement	Statement of Violation
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13 Inspection, Testing and Maintenance

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.

(IFC 901.6 2021)

The following violation was observed on re-inspection:

Main kitchen had multiple loaded sprinkler heads.

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Code Requirement

Statement of Violation

14 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)

Corrected

15 Unobstructed and Unobscured

Corrected



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Code Requirement	Statement of Violation
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16 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)	Corrected
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17 Rooms and Spaces

In the event of power supply failure, and emergency electrical system shall automatically illuminate all of the following areas: 1. Electrical equipment rooms. 2. Fire command centers. 3. Fire Pump rooms 4. Generator rooms 5. Public restrooms with an area greater than 300 square feet (27.87 m2). (IFC 1008.3.3 2021)	Corrected
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18 Door Arrangement

Space between two doors in a series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors. Exceptions: 1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm). 2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door. 3. Doors within individual dwelling units in Groups R-2 and R-3 other than within Type A dwelling units. (IFC 1010.1.7 2021)	The following violation was observed on re-inspection: The facility has two kitchens doors that do not meet the minimum space distance between the doors. The space between the doors is currently 12 inches. The facility is still currently working with CRS.
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Code Requirement	Statement of Violation
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19 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

20 Maintenance

Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.

(IFC 1203.4 2021)

Corrected

21 Securing Compressed Gas Containers, Cylinders and Tanks

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:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
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.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2021)

Corrected



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Code Requirement	Statement of Violation
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22 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

23 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 on re-inspection:

The facility can go back and re-due fire drills how ever they did not complete one for July 2025.



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On 8/7/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

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

Next inspection scheduled on or after: 9/6/2025

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

Signature

BRAKESOR SOLUTION / MAINTENANCE



Washington State Patrol
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City, State, Zip	Renton, WA	Facility Type	Residential Care

On 06/09/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 6/09/2025 an unannounced Fire and Life Safety Code 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 inspection:

2 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 following Mechanical rooms have storage in them:

1. The Health Club - Basement
2. Mechanical room in storage room by Community room - 2nd floor

3 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:

There is a power strip hanging by its cord in the South Laundry room (behind appliance) - 3rd floor

4 Extension Cords

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..

(IFC 603.6 2021)

The following violation was observed at the time of inspection:

The Wellness Clinic has an extension cord in use. - 4th floor - Corrected at time of inspection



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On 06/09/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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5 Clearances.

Working clearances between fuel-fired appliances and electrical panelboards and equipment shall be in accordance with NFPA 70. Clearances between oil-fired equipment and oil supply tanks shall be in accordance with NFPA 31.

(IFC 605.1.6 2021)

The following violation was observed at the time of inspection:

The transfer switch has storage in front of it. There should be 36 inch clearance.

The following electrical panel do not have the maintained required clearance in front of them:

1. Transfer switch room
2. Kitchen - in back by back door

6 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

The following violation was observed at the time of inspection:

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

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

7 Clothes Dryer Exhaust Systems - Maintenance

610.1.2 Maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.

(IFC 610.1.2 - 2021)

The following violation was observed at the time of inspection:

There is excess amount of lint behind the appliances in the following areas:

1. South Laundry - 3rd floor
2. South Laundry - 2nd floor

8 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:

There is a ceiling tile missing by room 175 (where an exit sign was removed). - 1st floor

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Code Requirement	Statement of Violation
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9 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:

There is a penetration in the wall as you walk into the Fire Alarm panel room (to the right) in electrical room. - Basement

10 Inspection and Maintenance

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.

The following violation was observed at the time of inspection:

The facility was unable to provide their annual fire door inspection. The facility only had resident rooms.

11 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. Cross corridor by Clean Laundry room - Basement
2. Laundry door by room 332
3. Nurses Station by 205
4. Elevator door #11 by Memory care - 1st floor



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Code Requirement	Statement of Violation
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12 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 Community Center has excessive amount of decorations / Wall hangings on the wall. - 2nd floor



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	Facility Type	Residential Care

On 06/09/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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13 Inspection, Testing and Maintenance

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.

(IFC 901.6 2021)

The following violation was observed at the time of inspection:

There is a loaded sprinkler head in the back of the kitchen, in the prep area.

14 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)

The following violation was observed at the time of inspection:

The facility has 4 fire extinguishers that are not secured. 2 are new and should be hung or put in a cabinet. 2 are expired.



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15 Unobstructed and Unobscured

Unobstructed and unobscured. Manual fire alarm boxes shall be provided with ready access, unobstructed, unobscured and visible at all times.

The following violation was observed at the time of inspection:

The following manual pull stations are obstructed:

1. Health Club by the sliding door - Basement - Corrected at time of inspection.
2. Kitchen

16 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)

The following violation was observed at the time of inspection:

The facility's fire alarm report shows deficiencies that have not been corrected.

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

17 Rooms and Spaces

In the event of power supply failure, and emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire Pump rooms
4. Generator rooms
5. Public restrooms with an area greater than 300 square feet (27.87 m2).

(IFC 1008.3.3 2021)

The following violation was observed at the time of inspection:

The Transfer switch room does not have battery backup emergency lighting. - Basement



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18 Door Arrangement

Space between two doors in a series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors.

Exceptions:

1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm).
2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door.
3. Doors within individual dwelling units in Groups R-2 and R-3 other than within Type A dwelling units.

(IFC 1010.1.7 2021)

The following violation was observed at the time of inspection:

The facility has two kitchen doors that do not meet the minimum space distance between the doors. The space between the doors is currently 12 inches.

19 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:

Emergency exit blocked outside - corrected at time of inspection

20 Maintenance

Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.

(IFC 1203.4 2021)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation showing that annual servicing of the emergency generator has been performed in the last 12 months.

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



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Code Requirement	Statement of Violation
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21 Securing Compressed Gas Containers, Cylinders and Tanks

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:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
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.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2021)

The following violation was observed at the time of inspection:

Resident room 201 has a cylinder of unsecured oxygen.

22 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 facility missed the monthly inspection on the following fire extinguishers:

1. Dirty Laundry room - Basement. Missing March - May
2. Elevator Machine room - Memory Care - February - May
3. In hall by 175 - Memory care



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Code Requirement	Statement of Violation
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23 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.

Next inspection scheduled on or after: 07/09/2025

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 Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796

Signature

BRAYSON SOLOMON / MAINTENANCE