



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

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

Business Name	Highgate Senior Living Vancouver	Provider Number	2233
Address	9803 NE Hazel Dell AVE ,	Approval Status	Disapproved
City, State, Zip	Vancouver, WA	Facility Type	Residential Care

On 11/12/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Abatement of Electrical Hazards

Abatement of unsafe conditions and electrical hazards. Conditions that constitute an electrical shock or fire hazard shall be abated..

(IFC 603.2 2021)

2 Working Space and Clearance

Working space and clearances. Working space around electrical equipment shall be provided in accordance with Section 110.26 of NFPA 70 for electrical equipment rated 1,000 volts or less, and Section 110.32 of NFPA 70 for electrical equipment rated over 1,000 volts. The minimum required working space shall be not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the minimum working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

(IFC 603.4, 2021)

3 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)

Facility shall conduct a annual inspection of fire resistance rated construction



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Statement of Violation

4 Opening protectives.

Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. Where allowed by the fire code official, the application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified. IFC 703.2	Expandable foam shall be removed on any through penetration requiring a fire rating.
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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)	Facility failed to provide the following reports: Fire door inspection report with correct max gap for wood door of 1/8 inch Cross corridor near 217 fails to latch Items found on doors throughout doors
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6 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	Facility failed to provide the following reports Quarterly fire sprinkler inspection report Forward flow testing 10 year dry pendant fire sprinkler head testing 20 year fire sprinkler head testing
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7 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)	Instructions shall be provided to new employees on hiring and to all employees annually on the use of portable fire extinguishers and the manual actuation of the fire-extinguishing system. Records of compliance shall be maintained and shall be available to the authority having jurisdiction.
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Code Requirement

Statement of Violation

8 Inspection, Testing and Maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72. Records of inspection, testing and maintenance shall be maintained.
(IFC 907.8 2021)

Facility failed to provide the following reports

Semi annual fire alarm inspection report

Annual fire alarm inspection report fails to include elevator shaft detector testing

9 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)

10 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)

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Statement of Violation

11 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)

12 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.

Next inspection scheduled on or after: 12/12/2025

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

Ryan Davis

Signature

Ryan Davis Maint Manager

Print Name and Title

Deputy State Fire Marshal Nicholas Wolden
1823 BAKER WAY
Kelso WA 98526
(360) 882-0966

Signature



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Code Requirement

Statement of Violation

1 Abatement of Electrical Hazards

Abatement of unsafe conditions and electrical hazards. Conditions that constitute an electrical shock or fire hazard shall be abated..

(IFC 603.2 2021)

Extension cord shall be removed powering outside shed

2 Working Space and Clearance

Working space and clearances. Working space around electrical equipment shall be provided in accordance with Section 110.26 of NFPA 70 for electrical equipment rated 1,000 volts or less, and Section 110.32 of NFPA 70 for electrical equipment rated over 1,000 volts. The minimum required working space shall be not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the minimum working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

(IFC 603.4, 2021)

Electrical panels found blocked in salon and outside electrical room

3 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)

Facility shall conduct a annual inspection of fire resistance rated construction



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Expandable foam shall be removed on any through penetration requiring a fire rating.

IFC 703.2

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.

Facility failed to provide the following reports:

Fire door inspection report with correct max gap for wood door of 1/8 inch

Cross corridor near 217 fails to latch

Items found on doors throughout doors

(IFC 705.2 2021)

6 Testing and Maintenance

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

Facility failed to provide the following reports

Quarterly fire sprinkler inspection report

Forward flow testing

10 year dry pendant fire sprinkler head testing

20 year fire sprinkler head testing

(IFC 903.5 2021)



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7 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)

Semi annual hood system report shows that fusible link selection is not in accordance with heat survey

Facility fails to conduct semi annual testing on hood suppression system

Instructions shall be provided to new employees on hiring and to all employees annually on the use of portable fire extinguishers and the manual actuation of the fire-extinguishing system.

Records of compliance shall be maintained and shall be available to the authority having jurisdiction.

8 Inspection, Testing and Maintenance

The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72. Records of inspection, testing and maintenance shall be maintained.

(IFC 907.8 2021)

Facility failed to provide the following reports

Semi annual fire alarm inspection report

Annual fire alarm inspection report fails to include elevator shaft detector testing



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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)

Emergency exit by room 219 fails to release

10 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)

Facility shall provide an annual emergency light test due for entire facility as multiple failed testing during site visit

11 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)

Generator shall be 3 feet of clearance maintained around it (branches and Cardboard)



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12 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.

Facility failed to conduct fire drills once per shift per quarter

Next inspection scheduled on or after: 10/30/2025

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

Ryan Davis Maint Manager
Print Name and Title

Deputy State Fire Marshal Nicholas Wolden
1823 BAKER WAY
Kelso WA 98626
(360) 852-0966

Signature