



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

|                         |                         |                        |                  |
|-------------------------|-------------------------|------------------------|------------------|
| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 04/23/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**1 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 is unable to provide documentation that the annual fire wall inspection has been completed

**2 Testing and Maintenance**

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

(IFC 903.5 2021)

Facility is unable to provide documentation for the annual backflow forward flow test in accordance with NFPA 25. NFPA 25 (2017) - 13.7.2.1

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



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**Business Name** Aegis Living at Ravenna  
**Address** 8511 15TH AVE NE,  
**City, State, Zip** Seattle, WA 98115

**Provider Number** 2455  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 04/23/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

Next inspection scheduled on or after: 05/23/2025

**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

Rera Baharmast G.M.

Deputy State Fire Marshal Arthur Jesse Ward  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 401-7735

Signature



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Fire Protection Bureau  
Phone: (360) 596-3900

|                         |                         |                        |                  |
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| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 02/25/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

**1 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 is unable to provide documentation that the annual fire wall inspection has been completed

**2 Testing and Maintenance**

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

(IFC 903.5 2021)

Facility is unable to provide documentation for the annual backflow forward flow test in accordance with NFPA 25. NFPA 25 (2017) - 13.7.2.1



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| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 02/25/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

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

Next inspection scheduled on or after: 03/27/2025

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 Arthur Jesse Ward  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 401-7735

Jesse Ward  
Signature

Digitally signed by Jesse Ward  
Date: 2025.02.27 14:25:03  
+08'00'

Raza Baharmast  
General Manager



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

|                         |                         |                        |                  |
|-------------------------|-------------------------|------------------------|------------------|
| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 11/21/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

#### 1 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 is unable to provide documentation that the annual fire wall inspection has been completed.

#### 2 Testing and Maintenance

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

(IFC 903.5 2021)

Facility is unable to provide documentation for the annual backflow forward flow test in accordance with NFPA 25, NFPA 25 (2017) - 13.7.2.1

#### 3 Carbon Monoxide Detection - General

Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code.

(IFC 0915.1 2021 WAC 51-54A)

Facility is unable to provide documentation for the monthly carbon monoxide detector testing. NFPA 720 8.7.1 Single - and multiple-station carbon monoxide alarms and all connected appliances shall be inspected and tested in accordance with the manufacturer's published instructions at least monthly.

#### 4 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 is unable to provide documentation for the annual 90 minute power test for the emergency lights.



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|                         |                         |                        |                  |
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| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 11/21/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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

Next inspection scheduled on or after: 12/21/2024

**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 Arthur Jesse Ward  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 401-7735

Jesse Ward

Signature

Digitally signed by Jesse Ward  
Date: 2024.11.21 16:03:52  
08'00'

Reza Baharmast B.H.

Initials of Authorized Facility Representative:

RB



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

|                         |                         |                        |                  |
|-------------------------|-------------------------|------------------------|------------------|
| <b>Business Name</b>    | Aegis Living at Ravenna | <b>Provider Number</b> | 2455             |
| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 09/16/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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

### 1 Contents

|                                                                                                                                        |                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire safety, evacuation and lockdown plan contents shall be in accordance with Sections 404.2.1 through 404.2.3.2.<br>(IFC 404.2 2021) | Facility cannot provide documentation for the completion of unannounced fire drills, one drill per shift, per quarter, in the previous 12 months. |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

### 2 Owner's Responsibility

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| The owner shall maintain an inventory of all required fire-resistance-rated construction, construction installed to resist the passage of smoke and the construction included in Sections 703 through 707 and Sections 602.4.1 and 602.4.2 of the International Building Code. Such construction shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space.<br>(IFC 701.6 2021) | Facility is unable to provide documentation that the annual fire wall inspection has been completed. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

### 3 Testing and Maintenance

|                                                                                                      |                                                                                                                                             |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Sprinkler systems shall be tested and maintained in accordance with Section 901.<br>(IFC 903.5 2021) | Facility is unable to provide documentation for the annual backflow forward flow test in accordance with NFPA 25. NFPA 25 (2017) - 13.7.2.1 |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

### 4 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.<br>(IFC 907.8 2021) | Facility is unable to provide documentation for the monthly single or multi station smoke alarm testing. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|



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|                         |                         |                        |                  |
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| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 09/16/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

| Code Requirement | Statement of Violation |
|------------------|------------------------|
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**5 Carbon Monoxide Detection - General**

Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code.

(IFC 0915.1 2021 WAC 51-54A)

Facility is unable to provide documentation for the monthly carbon monoxide detector testing.  
NFPA 720 8.7.1 Single - and multiple-station carbon monoxide alarms and all connected appliances shall be inspected and tested in accordance with the manufacturer's published instructions at least monthly.

**6 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 is unable to provide documentation for the annual 90 minute power test for the emergency lights.

**Next inspection scheduled on or after: 10/16/2024**

**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 Arthur Jesse Ward  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 401-7735

**Jesse Ward**

Digitally signed by Jesse Ward  
Date: 2024.09.17 14:46:36 -07'00'

Signature

Rena Bharmast General Manager



Washington State Patrol  
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|                         |                         |                        |                  |
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| <b>Address</b>          | 8511 15TH AVE NE,       | <b>Approval Status</b> | Disapproved      |
| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 08/01/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

| Code Requirement | Statement of Violation |
|------------------|------------------------|
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#### 1 Contents

Fire safety, evacuation and lockdown plan contents shall be in accordance with Sections 404.2.1 through 404.2.3.2.

(IFC 404.2 2021)

Facility cannot provide documentation for the completion of unannounced fire drills, one drill per shift, per quarter, in the previous 12 months.

#### 2 Emergency Operation - Elevator Operation, Maint & Fire Service

IFC 606.1 2018 is out of date as our system is being updated to the 2021 version of the IFC.

This section is cited under IFC 2021 Chapter 6 604.5 Maintenance of elevators. Elevator features and lobbies required by Section 3006 of the International Building Code shall be maintained in accordance with Sections 604.5.1 through 604.5.4.

The elevator machine room at this facility smells like burnt hydraulic oil. In my assessment this is in excess of the normal hydraulic oil smell in elevator rooms. Due to potential fire risk the facility will need to have an elevator technician out to assess the elevator system and determine if there is a mechanical failure that may be causing heat.

#### 3 Smoke Barriers

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

(IFC 701.3 2021)

There is a ceiling tile missing in dry goods storage.

#### 4 Owner's Responsibility

The owner shall maintain an inventory of all required fire-resistance-rated construction; construction installed to resist the passage of smoke and the construction included in Sections 703 through 707 and Sections 602.4.1 and 602.4.2 of the International Building Code. Such construction shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space.

(IFC 701.6 2021)

Facility is unable to provide documentation that the annual fire wall inspection has been completed.



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| <b>Address</b> 8511 15TH AVE NE,             | <b>Approval Status</b> Disapproved    |
| <b>City, State, Zip</b> Seattle, WA 98115    | <b>Facility Type</b> Residential Care |

On 08/01/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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

**5 Testing and Maintenance**

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

(IFC 903.5 2021)

Facility is unable to provide documentation for the annual sprinkler system inspection.

Facility is unable to provide documentation for the annual backflow forward flow test in accordance with NFPA 25. NFPA 25 (2017) - 13.7.2.1

**6 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)

Some of the fire extinguishers in the building are missing monthly inspections. All extinguishers need to be brought up to date.



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**Provider Number** 2455  
**Approval Status** Disapproved  
**Facility Type** Residential Care

On 08/01/2024 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**

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 is unable to provide documentation for the annual fire alarm system testing.

Facility is unable to provide documentation for the monthly single or multi station smoke alarm testing.

**8 Carbon Monoxide Detection - General**

Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code.

(IFC 0915.1 2021 WAC 51-54A)

Facility is unable to provide documentation for the monthly carbon monoxide detector testing.  
NFPA 720 8.7.1 Single - and multiple-station carbon monoxide alarms and all connected appliances shall be inspected and tested in accordance with the manufacturer's published instructions at least monthly.

The laundry area has gas appliances but does not contain a CO detector.

**9 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 is unable to provide documentation for the monthly 30 second activation test for the emergency lights. See also 1032.10.1

Facility is unable to provide documentation for the annual 90 minute power test for the emergency lights.

**10 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)

Facility is unable to provide documentation for the weekly inspections and Monthly 30 minute load testing.

There is storage around the generator. 3ft of space must be maintained around the generator.



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| <b>City, State, Zip</b> | Seattle, WA 98115       | <b>Facility Type</b>   | Residential Care |

On 08/01/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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11 Securing Compressed Gas Containers, Cylinders and Tanks

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p>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:</p> <ol style="list-style-type: none"><li>1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.</li><li>2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.</li><li>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.</li><li>4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.</li></ol> <p>Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.</p> <p>(IFC 5303.5.3 2021)</p> | <p>There is an unsecured high pressure cylinder in the parking level storage area.</p> |
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Washington State Patrol  
Fire Protection Bureau  
Phone: (360) 596-3900

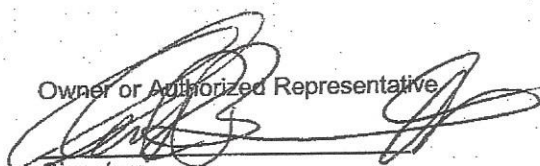
|                                              |                                       |
|----------------------------------------------|---------------------------------------|
| <b>Business Name</b> Aegis Living at Ravenna | <b>Provider Number</b> 2455           |
| <b>Address</b> 8511 15TH AVE NE,             | <b>Approval Status</b> Disapproved    |
| <b>City, State, Zip</b> Seattle, WA 98115    | <b>Facility Type</b> Residential Care |

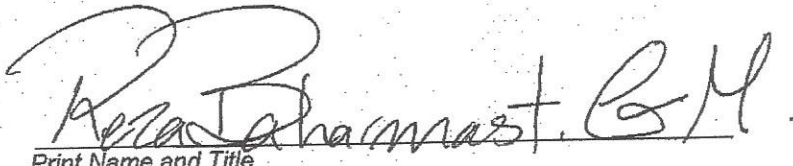
On 08/01/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

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| Code Requirement | Statement of Violation |
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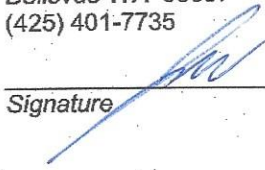
Next inspection scheduled on or after: 08/31/2024

**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

  
Kara Tahamast, G.M.  
Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward  
2803 156TH AVE SE  
Bellevue WA 98007  
(425) 401-7735

  
Signature