



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

Business Name	Avamere at South Hill	Provider Number	2461
Address	3708 E 57TH AVE ,	Approval Status	Approved
City, State, Zip	Spokane, WA	Facility Type	Residential Care

On 07/31/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin Complaint

COMPLAINT # 173869 and 173897 Here's a complaint of water damage What happened? A valve failed to be tightened all of the way during preventative maintenance of the fire sprinkler system. When the water was turned back on the valve began spraying water causing minor flooding the fire sprinkler room, North west corner hallway and resident rooms 124 & 125. Location incident occurred: Fire Sprinkler Room. Describe actions taken to prevent recurrence (include care plan changes): Valve was tightened stopping the water. Fire watch had been started during maintenance of the system, staff will continued fire watch until fire sprinkler system was operational at approximately 3:30 p.m. Fire sprinkler maintenance company was contacted. Water mitigation company was called, arrived at the community at 3:57 p.m. to assess and an advise. Please include the answers to the following questions in your report in FDM. 1. The cause of the fire? None 2. If the sprinklers were activated? No 3. If there was an evacuation / how many were evacuated? None 4. If there were injuries / how many? None 5. Did the fire department respond? No	
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2 Admin - (ITM) Inspection, Testing, & Maintenance

Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared."	Extension requested due to contractor dates. McKinstry will perform work on/about July 16, email from Martin Primmer 6/12/25. Work completed, PIV has been replaced.
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Code Requirement

Statement of Violation

3 Testing and Maintenance

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

(IFC 903.5 2021)

Extension requested for complete replacement of valve by McKinstry, Marty Primmer.

Approved until 6/30/25.

Replacement completed.

Next inspection scheduled on or after:

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

Marty Primmer Maintenance Director

Print Name and Title

Deputy State Fire Marshal Barbara McMullen
6403 W ROWAND DR
Spokane WA 99219
(509) 954-2746

Signature



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Fire Protection Bureau
Phone: (360) 596-3900

Business Name Avamere at South Hill
Address 3708 E 57TH AVE ,
City, State, Zip Spokane, WA 99223

Provider Number 2461
Approval Status Disapproved
Facility Type Residential Care

On 05/02/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin Complaint

COMPLAINT # 173869 and 173897

Here's a complaint of water damage

What happened? A valve failed to be tightened all of the way during preventative maintenance of the fire sprinkler system. When the water was turned back on the valve began spraying water causing minor flooding the fire sprinkler room, North west corner hallway and resident rooms 124 & 125.
Location incident occurred: Fire Sprinkler Room.

Describe actions taken to prevent recurrence (include care plan changes): Valve was tightened stopping the water. Fire watch had been started during maintenance of the system, staff will continued fire watch until fire sprinkler system was operational at approximately 3:30 p.m. Fire sprinkler maintenance company was contacted. Water mitigation company was called, arrived at the community at 3:57 p.m. to assess and an advise.

Please include the answers to the following questions in your report in FDM.

1. The cause of the fire? None
2. If the sprinklers were activated? No
3. If there was an evacuation / how many were evacuated? None
4. If there were injuries / how many? None
5. Did the fire department respond? No

At 1500 PM on May 2nd, 2025 a respresentative from the State Fire Marshals Office entered Avamere at South Hill, Spokane, WA to investigate COMPLAINTs 173869 and 1738972. I interviewed the Maintenance Director.

The PIV is rusted and requires maintenance/replacement. Fire sprinkler system is online. Facility is in conversation with contractors for this issue, reviewed contract estimates and selection of contract.

Facility followed procedures and there are no violations.

2 Admin - (ITM) Inspection, Testing, & Maintenance

Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared."

For your information.



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Fire Protection Bureau
Phone: (360) 596-3900

Business Name Avamere at South Hill
Address 3708 E 57TH AVE ,
City, State, Zip Spokane, WA 99223

Provider Number 2461
Approval Status Disapproved
Facility Type Residential Care

On 05/02/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

3 Testing and Maintenance

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

(IFC 903.5 2021)

Fire sprinkler PIV has a rusted /broken post (used to open/close).

Next inspection scheduled on or after: 06/01/2025

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

Morty Primmer Maintenance Director
Print Name and Title

Deputy State Fire Marshal Barbara McMullen
6403 W ROWAND DR
Spokane WA 99219
(509) 954-2746


Signature