



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

Business Name	Avamere at Englewood Heights Memory Care	Provider Number	2462
Address	3706 KERN ,	Approval Status	Approved
City, State, Zip	Yakima, WA 98902	Facility Type	Residential Care

On 08/17/2023 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

NOT AVAILABLE FOR SIGNATURE
Signature

Print Name and Title

Deputy State Fire Marshal Barbara Maier
PO BOX 42642
Olympia WA 98504
(360) 596-3925

[Signature]
Signature

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

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.



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

Business Name Avamere at Englewood Heights Memory Care	Provider Number 2462
Address 3706 KERN ,	Approval Status Disapproved
City, State, Zip Yakima, WA 98902	Facility Type Residential Care

On 06/13/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.3.1 2018)

2 Frequency

Required emergency drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure.

(IFC 405.2 2015, 2018)

3 Record Keeping

Records shall be maintained of required emergency evacuation drills and include the following information:

1. Identity of the person conducting the drill.
2. Date and time of the drill.
3. Notification method used.
4. Employees on duty and participating.
5. Number of occupants evacuated.
6. Special conditions simulated.
7. Problems encountered.
8. Weather conditions when occupants were evacuated.
9. Time required to accomplish complete evacuation.

(IFC 0405.5 2018)



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4 Initiation

Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system.

(IFC 405.7, 2018)

5 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

(IFC 604.1 2018)

Arbor House 1 - Mechanical Room open junction box was covered following inspection.

6 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 2018 WAC 51-54A)

Rated wall inspection completed on May 17, 2023.



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Code Requirement	Statement of Violation
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7 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 2018)

The following violation was observed:

The facility was unable to provide documentation of annual rated door assemblies within the past twelve months.

8 Hold-Open Devices and Closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

(IFC 705.2.3 2018)

9 Duct and Air Transfer Openings - Maintaining Protection

Dampers protecting ducts and air transfer openings shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Other products or materials used to protect the openings for ducts and air transfer openings shall be securely attached to or bonded to the construction containing the duct or air transfer opening, without visible openings through or into the cavity of the construction. Any damaged products or materials protecting duct and air transfer openings shall be repaired, restored or replaced.

(IFC 706.1 2018)

The following violation was observed:

The facility was unable to provide documentation of damper testing within the past four years.

10 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

The following violations were observed:

The facility was unable to provide the quarterly fire sprinkler inspection reports for second quarter of 2023 (approximately in April 2023).



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Code Requirement	Statement of Violation
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11 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 2018)

The following violation was observed:

The facility was unable to provide documentation of annual fire alarm service report within the past twelve months.

The facility was unable to provide complete documentation of monthly smoke alarm testing in resident rooms for the past twelve months. Facility provided reports for June, July, October, November & December 2022 and March 2023 following reinspection.

12 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2018)

The following violation was observed:

The facility was unable to provide complete documentation of monthly carbon monoxide alarm testing for the past twelve months. The facility provided reports for October - December 2022 and February - May 2023.

13 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

(IFC 1031.10.1 2018)

14 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 2018)

Annual power testing of the emergency lights was performed on May 10, 2023.



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Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 07/13/2023

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

Michelle Lee, Executive Dir.
Print Name and Title

Deputy State Fire Marshal Barbara Maier
PO BOX 42642
Olympia WA 98504
(360) 596-3925


Signature



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Fire Protection Bureau
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Business Name	Avamere at Englewood Heights Memory Care	Provider Number	2462
Address	3706 KERN ,	Approval Status	Disapproved
City, State, Zip	Yakima, WA 98902	Facility Type	Residential Care

On 05/08/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.3.1 2018)

The following violations were observed:

Arbor House 1 - activities storage closet storage was not maintained below the 24 inch requirement.

2 Frequency

Required emergency drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure.

(IFC 405.2 2015, 2018)

The following violations were observed:

The facility was unable to provide documentation of night shift fire drills between October 26, 2022 and April 27, 2023.

The facility was unable to provide documentation of swing shift fire drills between September 24, 2022 and March 27, 2023.

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Code Requirement	Statement of Violation
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3 Record Keeping

Records shall be maintained of required emergency evacuation drills and include the following information:

1. Identity of the person conducting the drill.
2. Date and time of the drill.
3. Notification method used.
4. Employees on duty and participating.
5. Number of occupants evacuated.
6. Special conditions simulated.
7. Problems encountered.
8. Weather conditions when occupants were evacuated.
9. Time required to accomplish complete evacuation.

(IFC 0405.5 2018)

The following violation was observed:

Fire drills records for some drills within the past twelve lacked the code required documentation.

4 Initiation

Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system.

(IFC 405.7, 2018)

The following violation was observed:

Fire alarm system shall be activated during fire drills between 6:00 AM and 9:00 PM.

5 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

(IFC 604.1 2018)

The following violation was observed:

Arbor House 1 - mechanical room open junction box to the right upon entry.

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6 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 2018 WAC 51-54A)

The following violation was observed:

The facility was unable to provide documentation of annual rated wall inspection within the past twelve months.

7 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 2018)

The following violation was observed:

The facility was unable to provide documentation of annual rated door assemblies within the past twelve months.

8 Hold-Open Devices and Closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

(IFC 705.2.3 2018)

The following violation was observed:

Arbor House 2 - laundry room door was blocked open. Obstruction removed during inspection.

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9 Duct and Air Transfer Openings - Maintaining Protection

Dampers protecting ducts and air transfer openings shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Other products or materials used to protect the openings for ducts and air transfer openings shall be securely attached to or bonded to the construction containing the duct or air transfer opening, without visible openings through or into the cavity of the construction. Any damaged products or materials protecting duct and air transfer openings shall be repaired, restored or replaced. (IFC 706.1 2018)	The following violation was observed: The facility was unable to provide documentation of damper testing within the past four years.
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10 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)	The following violations were observed: The facility was unable to provide the following reports: Annual fire sprinkler service report within the past twelve months. Annual backflow testing reports within the past twelve months. Quarterly fire sprinkler inspection reports for second, third and fourth quarters of 2022.
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11 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 2018)	The following violation was observed: The facility was unable to provide documentation of annual fire alarm service report within the past twelve months. The facility was unable to provide documentation of monthly smoke alarm testing in resident rooms for the past twelve months.
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12 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced. (IFC 915.6 2018)	The following violation was observed: The facility was unable to provide documentation of monthly carbon monoxide alarm testing for the past twelve months.
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13 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

(IFC 1031.10.1 2018)

The following violation was observed:

The facility was unable to provide documentation of all monthly activation tests of emergency lights and exit signs for the past twelve months. Facility provided documentation of monthly testing for March and April of 2023.

14 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 2018)

The following violation was observed:

The facility was unable to provide documentation of annual power testing of the emergency lights and exit signs within the past twelve months.

Next inspection scheduled on or after: 06/07/2023

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

NOT AVAILABLE FOR SIGNATURE

Signature

Print Name and Title

Deputy State Fire Marshal Barbara Maier
PO BOX 42642
Olympia WA 98504
(360) 596-3925

Signature