



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

Business Name	King's Manor Senior Living Community	Provider Number	2466
Address	8609 PORTLAND AVE ,	Approval Status	Approved
City, State, Zip	Tacoma, WA	Facility Type	Residential Care

On 10/08/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during the reinspection were:

- 1) No quarterly fire sprinkler inspection report for Q2 of 2024.
- 2) Dry sprinkler system found past due for 3-year full flow trip test--scheduling required

2 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)

Findings during the reinspection were:

Unable to produce service report for first semi-annual hood suppressions system in 2024

Next inspection scheduled on or after: 01/31/2026

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

William Z. Husmen Maint Super.
Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward
2502 112 ST E
Tacoma WA 984455104
(425) 401-7735

Jesse Ward
Digitally signed by Jesse Ward
Date: 2025.10.09 08:19:11
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Signature



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Fire Protection Bureau
Phone: (360) 596-3900

Business Name King's Manor Senior Living Community
Address 8609 PORTLAND AVE ,
City, State, Zip Tacoma, WA

Provider Number 2466
Approval Status Disapproved
Facility Type Residential Care

On 8/11/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Recordkeeping

	Corrected
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2 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)	Findings during the reinspection were: The facility did not place floor tape indicating the required 36-inch clearance mark in the kitchen mop closet, as noted in the previous report.
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3 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)	Corrected
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4 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
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5 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)	Corrected
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6 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
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7 Repair of penetrations

Repair of penetrations. Where damaged, materials used to protect membrane- and through-penetrations shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.	Corrected
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(IFC 904.13.5.2 2021)

Findings during the reinspection were:

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10 Internally Illuminated Exit Signs

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times.

(IFC 1013.5 2021)

Findings during the reinspection were:

- 1) Exit signs located throughout the building's exit corridors and stairwells are significantly dim and fail to be fully illuminated on normal power. Bulb replacements is recommended every couple years, or as needed to maintain exit signs fully illuminated. No records of light bulb replacement were available.
- 2) Replacement of exit signs or light bulbs required by next annual inspection in 2026.



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11 Circuit identification and Accessibility

10.6.5.2 Circuit Identification and Accessibility. 10.6.5.2.1 The location of the branch circuit disconnecting means shall be permanently identified at the control unit. 10.6.5.2.2 System circuit disconnecting means shall be permanently identified as to its purpose in accordance with the following: (1) "FIRE ALARM" for fire alarm systems (2) "EMERGENCY COMMUNICATIONS" for emergency communications systems (3) "FIRE ALARM/ECS" for combination fire alarm and emergency communications systems 10.6.5.2.3 For fire alarm and/or signaling systems, the circuit disconnecting means shall have a red marking. 10.6.5.2.4 The red marking shall not damage the overcurrent protective devices or obscure the manufacturer's markings. 10.6.5.2.5 The circuit disconnecting means shall be accessible only to authorized personnel. 10.6.5.3 Mechanical Protection. The branch circuit(s) and connections shall be protected against physical damage. 10.6.5.4 Circuit Breaker Lock. Where a circuit breaker is the disconnecting means, a listed breaker locking device shall be installed. 10.6.5.5 Overcurrent Protection. An overcurrent protective device of suitable current-carrying capacity that is capable of interrupting the maximum short-circuit current to which it can be subject shall be provided in each ungrounded conductor. (NFPA 72 10.6.5.2)	Corrected
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This document was prepared by Residential Care Services for the Locator website.



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Next inspection scheduled on or after:

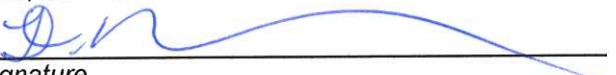
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

William L. Husman Maint Sup
Print Name and Title

Deputy State Fire Marshal Damon Roberson
2803 156 AVE SE
Bellevue WA 98007
(360) 584-4392


Signature

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