



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

Business Name	South Hill Village, Assisted Living & Memory Care	Provider Number	2480
Address	3117 E CHASER Lane ,	Approval Status	Approved
City, State, Zip	Spokane, WA	Facility Type	Residential Care

On 02/13/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 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."

02/04/26 Micaela Healea Executive Director requested an extension for until 2/14/26.

2 Equipment Rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.

(IFC 315.2.3 2021)

Corrected.

3 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)

Corrected.

4 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.

(IFC 604.5 2021)

Removed.

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



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Code Requirement

Statement of Violation

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)

Report provided.

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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Code Requirement

Statement of Violation

7 Door Operation

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)

Swinging fire doors shall close from the full-open position and latch automatically.

(IFC 705.2.4 2021)

Corrected.

8 Testing and Maintenance

Completed.

9 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)

Completed.



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Code Requirement

Statement of Violation

10 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)

New monthly report completed.

11 Unobstructed and Unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

(IFC 906.6 2021)

Completed.



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Code Requirement

Statement of Violation

12 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2021 WAC)

New Logs created and completed.

13 Means of Egress Continuity

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

(IFC 1003.6 2021)

Corrected.

14 Security

Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.

(IFC 5303.5 2021)

Corrected.

15 NFPA 80 Fire /Smoke Dampers Inspection and Testing

19.4 Periodic Inspection and Testing.
19.4.1 Each damper shall be tested and inspected 1 year after installation.
19.4.1.1 The test and inspection frequency shall then be every 4 years, except in hospitals, where the frequency shall be every 6 years.

Completed.



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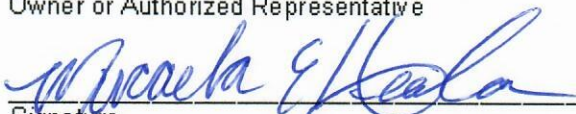
16 Fire Drills

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.	Completed.
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Next inspection scheduled on or after: 12/31/2026

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

Micaela Healea ED
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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Statement of Violation

1 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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2 Equipment Rooms

Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5. (IFC 315.2.3 2021)	The following violations were observed: 1. In the break room mechanical room there is combustible storage. 2. 1st floor electrical room there is combustible storage.
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3 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)	The following violations were observed: 1. The east side electrical room is not locked and is accessible from the hallway. 2. In the main laundry room there is a cord that is going under a door to another room.
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4 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code. (IFC 603.5, 2021)	The following violations were observed: 1. On the 2nd floor in the med room there are two (2) refrigerators plugged into a powerstrip - CORRECTED AT INSPECTION. 2. In the kitchen there is an extension cord daisy chained into a powerstrip - CORRECTED AT INSPECTION.
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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. (IFC 604.5 2021)	The following violation was observed: The 1st floor elevator mechanical room has carts stored.
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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 2021)

The following violations were observed:

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

7 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)

The following violations were observed:

In the pantry there are ceiling penetrations.



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Code Requirement

Statement of Violation

8 Door Operation

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)

Swinging fire doors shall close from the full-open position and latch automatically.

(IFC 705.2.4 2021)

The following violations were observed:

In the following locations the door did not close and latch when tested:

1. 3rd floor elevator fire door
2. 3rd floor community room west fire door
3. 3rd floor east side 1st hall stairwell fire door
4. 2nd floor westside elevator fire door
5. 2nd floor main hall fire door
6. 1st floor eastside stairwell exit door
7. 1st floor center hall stairwell door to exit
8. 1st floor break room door from hallway
9. 1st floor eastside hall stairwell door
10. 1st floor eastend hall stairwell door

The following doors/door frames have penetrations:

1. 2nd floor eastside elevator door
2. 2nd floor room 251 door and door frame has penetrations



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Statement of Violation

9 Testing and Maintenance

The following violations were observed:

1. Forward flow testing of the backflow preventers shall be required.

NFPA 25 13.7.2. Testing.

13.7.2.1* All backflow preventers installed in fire protection system piping shall be exercised annually by conducting a forward flow test at a minimum flow rate of the system demand.

13.7.2.1.1 Where water rationing is enforced during shortages lasting more than 1 year, an internal inspection of the backflow preventer to ensure the check valves will fully open shall be permitted in lieu of conducting the annual forward flow test.

13.7.2.1.2 The forward flow test shall not be required where annual fire pump testing causes the system flow rate to flow through the backflow preventer device.

13.7.2.2 Where hydrants or inside hose stations are located downstream of the backflow preventer, the forward flow test shall include hose stream demand.

13.7.2.3 Where connections do not permit verification of the forward flow test at the minimum flow rate of system demand, test shall be conducted at maximum flow rate possible.

The full flow test of the backflow prevention valve can be performed with a test header or other connections downstream of the valve. A bypass around the check valve in the fire department connection line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot be accomplished, closed loop flow can be acceptable if a flowmeter or sight glass is incorporated into the system to ensure flow.

2. In the kitchen there are particulates attached to the fire sprinklers.

3. In the east end exit outside the sprinkler is missing an



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Code Requirement

Statement of Violation

escutcheon.

4. In the fire sprinkler riser room one of the gauges appears to be broken.

10 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)

The following violation was observed:

On the semi annual from the kitchen suppression service report dated 9/22/25 there are failures listed that have not been addressed to date:

1. Hood signage missing, saying exhaust fan is to remain on in case of fire.
2. Exhaust fan does not turn on upon actuation of system.
3. 2 1/4" gap in filter bank, recommend space to seal.



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11 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)

The following violations were observed:

Facility was unable to provide the required documentation (log) for all monthly fire extinguisher maintenance in accordance with NFPA 10.



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Code Requirement

Statement of Violation

12 Unobstructed and Unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

(IFC 906.6 2021)

The following violations were observed:

In the following locations the fire extinguishers are obstructed:

1. 3rd floor between rooms 383 and 385 blocked by bench - CORRECTED AT INSPECTION
2. 2nd floor between rooms 279 and 281 blocked by chair - CORRECTED AT INSPECTION
3. 2nd floor between rooms 260 and 261 blocked by wheelchair/scooter
4. In the kitchen
5. In the dining room at both exits blocked by tables - CORRECTED AT INSPECTION

13 Unobstructed and Unobscured

Manual fire alarm boxes shall be provided with ready access, unobstructed, unobscured and visible at all times.

(IFC 907.4.2.6 2021)

The following violations were observed:

In the following locations the fire alarm pull stations are blocked:

1. dining room (2) - CORRECTED AT INSPECTION

14 Smoke Detector Sensitivity

Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed.

(IFC 907.8.3 2021)

Scheduled 2/10/25. Completed, report received.



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Code Requirement

Statement of Violation

15 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2021 WAC)

The following violations were observed:

Facility was unable to provide documentation for the monthly carbon monoxide detector maintenance.

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.

16 Means of Egress Continuity

The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

(IFC 1003.6 2021)

The following violations were observed:

1. By room 163 the means of egress is blocked by an electric wheelchair
2. Kitchen back door is blocked by carts
3. Dining room exits (two) by tables - CORRECTED AT INSPECTION

17 Security

Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.

(IFC 5303.5 2021)

The following violation was observed:

In the oxygen storage room there are unsecured oxygen canisters (times 4).

18 NFPA 80 Fire /Smoke Dampers Inspection and Testing

19.4 Periodic Inspection and Testing.

19.4.1 Each damper shall be tested and inspected 1 year after installation.

19.4.1.1 The test and inspection frequency shall then be every 4 years, except in hospitals, where the frequency shall be every 6 years.

The following violation was observed:

Facility is unable to provide documentation for the 4 year fire and smoke damper inspection.



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19 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.

The following violations were observed:

Facility cannot provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

The following Drills are missing.

1st Quarter (January - March) - day shift

2nd Quarter (April - June) - all shifts

3rd Quarter (July - September) - swing and NOC shift

4th Quarter (October - December) day and swing shift

Facility shall be required to complete fire drills on all shifts prior to reinspection.

Next inspection scheduled on or after: 01/26/2026

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

VALERIE LETHBRUN 1-7-26
Print Name and Title

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

Signature