



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

Business Name Three Rivers Place
Address 1108 W 5 th AVE ,
City, State, Zip Kennewick, WA 99336

Provider Number 2536
Approval Status Disapproved
Facility Type Residential Care

On 04/08/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

(IFC 0305.1 2015, 2018)

2 Storage in buildings.

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

(IFC 315.3 2012, 2015, 2018)

3 Equipment Rooms - Storage in Buildings

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 315.3.3 2018)

4 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 remains not corrected FOR DAY SHIFT ONLY:

Fire drills documentation lacked the following requirements:
Identity of the person conducting the drill.
Date and/or time of the drill.
Notification method used.
Number of occupants evacuated.
Special conditions simulated.
Problems encountered.
Weather conditions when occupants were evacuated.
Time required to accomplish complete evacuation.

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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)

6 Multiplug Adapters

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.

(IFC 604.4 2018)

7 Power Supply

Relocatable power taps shall be directly connected to a permanently installed receptacle.

(IFC 604.4.2 2018)

8 Extension Cords

Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

(IFC 604.5 2018)

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9 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 remains not corrected:

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

10 Door Operation

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

(IFC 705.2.4 2018)

The following violation remains not corrected:

Cross Corridor Doors by Activity Room - did not latch when closed.

11 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 remains not corrected:

Facility was unable to provide documentation of smoke/fire dampers testing within the past 48 months.

Documentation provided dated January 3, 2024 indicated 13 dampers were tested but did not include location and type of damper.

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12 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 remain not corrected: Facility was unable to provide documentation of annual backflow inspection and testing, INCLUDING FORWARD FLOW TEST. Facility was unable to provide documentation of testing on quick response sprinkler heads greater 20 years old. Facility was unable to provide legible documentation of annual fire sprinkler system service. Comments/deficiencies noted on contractor's report were not corrected: Control valve on wet system needs replaced. Dry heads need replaced (or tested). Insulation in attic has been removed in high traffic areas (exposing pipes to harsh conditions) Sprinkler head in the kitchen by mechanical closet had excessive particulate it.
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13 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 904.12.5.2 2018)	
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14 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)	
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15 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 2012, 2015, 2018)

The following violation remains not corrected:

Facility was unable to provide documentation of nuisance alarms for the past twelve months.

16 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 remains not corrected:

Facility was unable to provide documentation of monthly testing of carbon monoxide alarms for the past twelve months.

17 Emergency Lighting Equipment Inspection and Testing

Emergency lighting shall be maintained in accordance with Section 1008 and shall be inspected and tested in accordance with Sections 1031.10.1 and 1031.10.2.

(IFC 1031.10 2018)

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18 Securing Compressed Gas Containers, Cylinders and Tanks

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:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
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.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2018)

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Next inspection scheduled on or after: 05/08/2024

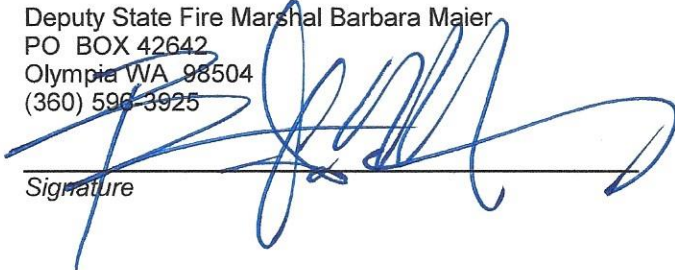
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature


Print Name and Title

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


Signature

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1 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

(IFC 0305.1 2015, 2018)

The following violation was observed:

Activities Room - combustibles were observed on the stove.

2 Storage in buildings.

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

(IFC 315.3 2012, 2015, 2018)

The following violation was observed:

Resident Room [REDACTED] - excessive and unordered combustible storage was observed.

3 Equipment Rooms - Storage in Buildings

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 315.3.3 2018)

The following violations were observed:

Exterior mechanical room - combustible materials were stored in the room and additionally obstructed access to equipment.

Riser/Electrical Room - combustible materials were stored in the room and additionally obstructed access to electrical panels and equipment.

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4 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 violations were observed: Fire drills documentation lacked the following requirements: Identity of the person conducting the drill. Date and/or time of the drill. Notification method used. Number of occupants evacuated. Special conditions simulated. Problems encountered. Weather conditions when occupants were evacuated. Time required to accomplish complete evacuation.
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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 violations were observed: Riser Room - electrical receptacle cover missing. Resident Room 109 - electrical receptacle cover missing and receptacle partially pulled from receptacle box. Storage/Maintenance Room - appliance plugged into multiplug adapter.
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6 Multiplug Adapters

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. (IFC 604.4 2018)	The following violations were observed: Care Services Manager's Office - an unfused multiplug power strip was in use. Business Office - an unfused multiplug cube was in use.
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7 Power Supply

Relocatable power taps shall be directly connected to a permanently installed receptacle. (IFC 604.4.2 2018)	The following violation was observed: Resident Room 102 - an extension cord was plugged into a multiplug adapter to the left of the television.
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8 Extension Cords

Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

(IFC 604.5 2018)

The following violation was observed:

Activities Office - an extension cord was in use in use below television.

Resident Room 102 - extension cord was in use to left of the television.

9 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:

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

Soiled Utility/Storage Room - an approximate 3" X 3" penetration was observed in the wall.

10 Door Operation

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

(IFC 705.2.4 2018)

The following violations were observed:

Cross Corridor Doors by Activity Room - did not latch when closed.

Resident Room 110 - door did not close and latch.

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11 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:

Facility was unable to provide documentation of smoke/fire dampers testing within the past 48 months.

12 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:

Facility was unable to provide documentation of internal pipe inspection within the past sixty months.

Facility was unable to provide documentation of annual backflow inspection and testing, including forward flow test.

Facility was unable to provide documentation of testing on quick response sprinkler heads greater 20 years old.

Facility was unable to provide legible documentation of annual fire sprinkler system service. Comments must be legible.

Facility was unable to provide documentation of first quarter fire sprinkler system inspection.

Sprinkler heads in the following locations had excessive particulate on them:

Dining room
Kitchen

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13 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 904.12.5.2 2018)

The following violation was observed:

Facility was unable to provide one of two semi annual kitchen hood suppression system service within the past twelve months. June 23, 2023 report provided.

14 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 violations were observed:

Facility was unable to provide documentation of correction and retesting of smoke detectors that failed sensitivity testing on January 9, 2023.

Electrical Room - breaker for fire alarm system was missing breaker lock.

15 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 2012, 2015, 2018)

The following violation was observed:

Facility was unable to provide documentation of nuisance alarms for the past twelve months.

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16 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:

Facility was unable to provide documentation of monthly testing of carbon monoxide alarms for the past twelve months.

17 Emergency Lighting Equipment Inspection and Testing

Emergency lighting shall be maintained in accordance with Section 1008 and shall be inspected and tested in accordance with Sections 1031.10.1 and 1031.10.2.

(IFC 1031.10 2018)

The following violations were observed:

Emergency lights 4 & 5 need replaced.

18 Securing Compressed Gas Containers, Cylinders and Tanks

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:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
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.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2018)

The following violation was observed:

Resident Room 109 - oxygen cylinder was not secured.

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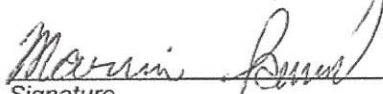
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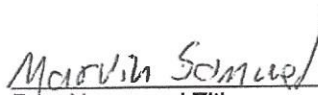
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Next inspection scheduled on or after: 01/17/2024

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
Maintenance Director

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


Signature