



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

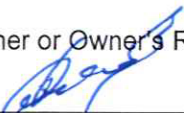
Business Name Village Concepts of Fairwood
Address 17010 140TH AVE SE,
City, State, Zip Renton, WA

Provider Number 2554
Approval Status Approved
Facility Type Residential Care

On 02/19/2026 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


Signature

Anatolie Rotari Maintenance
Print Name and Title

Deputy State Fire Marshal Dylan Montgomery
2505 112TH ST E
Tacoma WA 984455104
(425) 577-0362


Signature

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



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Business Name Village Concepts of Fairwood

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Approval Status Disapproved

Facility Type Residential Care

On 11/05/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin Fire & Life Safety

This report is the result of an unannounced fire and life safety re-certification survey conducted at Village Concepts of Fairwood on 11/05/2025 by DSFM Van Gorkum of the Washington State Patrol, Fire Protection Bureau.

All inspection reports must be completely filled out from vendor and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspection.

The facility is not in compliance at the time of inspection.

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)

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)

The following deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. In the main electrical room on the ground level, has combustible material found throughout the room.
2. Electrical room near room 153 has combustible material found in electrical room.
3. In the main kitchen's staffs office has combustible material found in front of electrical panels.

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Statement of Violation

3 Inspection

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in Table 607.3.3.1 or as approved by the fire code official. Inspections shall be completed by qualified individuals.

(IFC 606.3.3.1 2021)

The following deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. facility will need to increase frequency of inspection from 6 months to 3 months in a 12 month period.

4 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 deficiencies were cited as a result of this inspection:

At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable:

1. Facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs.

At time of inspection the following was observed:

1. The annual report did not show all fire-resistance-rated construction.

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Code Requirement

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5 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 2021)

5.2.1 Inspection and Testing. Upon completion of the installation, door, shutters, and window assemblies shall be inspected and tested in accordance with 5.2.4.

5.2.4 Periodic Inspection and Testing.

5.2.4.1 Periodic inspections and testing shall be performed not less than annually.

5.2.2.4 A record of all inspections and testing shall be provided that includes, but is not limited to, the following information:

1. Date of inspection
2. Name of facility
3. Address of facility
4. Name of person(s) performing inspections and testing
5. Company name and address of inspecting company
6. Signature of inspector of record
7. Individual record of each inspected and tested fire door assembly
8. Opening identifier and location of each inspected and tested fire door assembly
9. Type and description of each inspected and tested fire door assembly
10. Verification of visual inspection and functional operation
11. Listing of deficiencies in accordance with 5.2.3, Section 5.3, and Section 5.4

And the following shall be checked:

1. Labels are clearly visible and legible
2. No open holes or breaks exist in surfaces of wither the door or frame

The following deficiencies were cited as a result of this inspection:

At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable:

1. Facility must maintain detailed documentation and maps of fire door locations, including annual inspection reports detailing testing dates, modifications, and repairs.

At time of inspection the following was observed:

1. The annual report did not show all fire rated doors.

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Code Requirement

Statement of Violation

3. Glazing, vision light frames, and glazing beads are intact and securely fastened in place, if so equipped.
4. The door, frame, hinges, hardware, and non combustible threshold are secured, aligned and in working order with no visible, signs of damage
5. No parts are missing or broken
6. Door clearances do not exceed clearances listed in 4.8.4 and 6.3.1.7
7. The self-closing device is operational,; that is, the active door completely closes when operated from the full open position
8. If a coordinator is installed, the inactive lead close before the active lead
9. Latching hardware operates and secures the door when it is in the closed positon
10. Auxiliary hardware items that interfere or prohibit operation are not installed on the door or frame
11. No field modification to the door assembly have been preformed that void the label.
12. Meeting edge protection, gasketing and edge seals where required, are inspected to verify their presence and intertie
13. Signage affixed to a door meets the requirements listed in 4.1.4

NFPA 80

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Code Requirement

Statement of Violation

6 Alternative Automatic Fire Extinguishing Systems - General

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards.

(IFC 904.1 2021)

Automatic fire-extinguishing systems installed as an alternative to the required automatic sprinkler systems of Section 903 shall be approved by the fire code official.

(IFC 904.2 2021)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fireextinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Additional protection is not required for ductwork beyond 75 feet when hood suppression system complies with UL 300. Signage shall be provided on the exhaust hood or system cabinet, indicating the type and arrangement of cooking appliances protected by the automatic fire-extinguishing system. Signage shall indicate appliances from left to right, be durable, and the size, color, and lettering shall be approved. Automatic fireextinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Automatic water mist systems, NFPA 750.
4. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
5. Dry-chemical extinguishing systems, NFPA 17.

The following deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. Inside the kitchen, the facility has change the approved layout of the appliances found under the Type 1 hood system. The facility has added a deep fryer under the hood in place of the approved steamer. When doing this change the facility did not follow the proper steps for approval for the changes. The deep fryer has no protection from the char broiling and is within 12 inches. The deep fryer is missing its restraining device used to protect the gas line. There is no Suppression System protection for the added deep fryer found under the hood.

* The facility shall not use the deep fryer until all inspections and permits have been complete for the use of the deep fryer, and the added suppression system.

2. Inside the kitchen, the facility has change the approved layout of the appliances found under the Type 1 hood system. The facility has added a deep fryer under the hood in place of the approved steamer. When doing this change the facility did not follow the proper steps for approval for the changes. The steamer has been moved from under the hood and moved to another part of the kitchen without a hood system.

* The facility shall not use the steamer until all inspections and permits have been complete for the use of the steamer in its new location, or can be moved back to its approved location under the hood, found on the Signage provided on the exhaust hood.



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Code Requirement

Statement of Violation

6. Wet-chemical extinguishing systems, NFPA 17A.

EXCEPTIONS:

1. Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.
2. Protection of duct systems beyond 75 feet when the commercial kitchen exhaust hood is protected by a system listed in accordance with UL 300.

(IFC 904.13 2021 WAC 51-54A)

7 Bolt Locks

Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface- mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface- mounted bolts are permitted on the inactive leaf provided that such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress capacity requirements and the inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

(IFC 1010.2.5 2021)

The following deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. In the path of egress from the kitchen to the dining room, has a deadbolt found on door.



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8 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 deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. In the kitchen there is a loose cylinder found under table next to the soda machine.

Next inspection scheduled on or after: 12/05/2025

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

Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum
2502 112 ST E
Tacoma WA 98445104
(509) 406-7209

Signature

Initials of Authorized Facility Representative: _____