



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

Business Name	Mirror Lake Village	Provider Number	2564
Address	31000 9th PL SW,	Approval Status	Approved
City, State, Zip	Federal Way, WA 98023	Facility Type	Residential Care

On 01/10/2024 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

Brandon Grose
Signature

Brandon Grose Maint. Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796

[Signature]
Signature

Cozetta Christian

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 Mirror Lake Village
Address 31000 9th PL SW,
City, State, Zip Federal Way, WA 98023

Provider Number 2564
Approval Status Disapproved
Facility Type Residential Care

On 01/02/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 01/02/2024 an unannounced Fire and Life Safety Code inspection was conducted at Mirror Lake Village by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.

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

2 Unapproved conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

(IFC 604.6, 2018)

The following violation was observed at the time of inspection:

The Mechanical room by room 215 has an open junction box.

The Med Chart room on 1st floor has a broken outlet cover.
Building B

3 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 2018)

The following violation was observed at the time of inspection:

The following locations have open conduits:

1. IDF room - 1st floor by copy room
2. Building B - IDF room by 105

The facility will need to do an audit of their conduits to determine which ones need sealed and which are already sealed. Unable to determine during walkthrough.

4 Door Operation

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

(IFC 705.2.4 2018)

The following violation was observed at the time of inspection:

The Salon door on 1st floor did not latch properly when tested.



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

Business Name Mirror Lake Village
Address 31000 9th PL SW,
City, State, Zip Federal Way, WA 98023

Provider Number 2564
Approval Status Disapproved
Facility Type Residential Care

On 01/02/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

5 Fuel-Burn Appliances Outside of Dwelling, Sleep Units & Classro

Carbon monoxide detection shall be provided in dwelling units, sleeping units and classrooms located in buildings that contain fuel-burning appliances or fuel-burning fireplaces.

Exceptions:

1. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms without communicating openings between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom.
2. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms where a carbon monoxide detector is provided in one of the following locations:
 - 2.1. In an approved location between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom.
 - 2.2. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.

(IFC 915.1.4 2018)

The following violation was observed at the time of inspection:

The facility does not have a carbon monoxide detector in the main laundry room where gas appliances are being used.

6 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 at the time of inspection:

The facility was unable to provide documentation showing that testing of their CO detectors have been performed in the past 12 months.

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



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

Business Name Mirror Lake Village
Address 31000 9th PL SW,
City, State, Zip Federal Way, WA 98023

Provider Number 2564
Approval Status Disapproved
Facility Type Residential Care

On 01/02/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

7 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 at the time of inspection:

Resident room 207 has a bottle of oxygen that has not been secured.

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



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

Business Name Mirror Lake Village
Address 31000 9th PL SW,
City, State, Zip Federal Way, WA 98023

Provider Number 2564
Approval Status Disapproved
Facility Type Residential Care

On 01/02/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

8 Procedures

Periodic inspection of fire extinguishers shall include a check of at least the following items:

- (1) Location in designated place
- (2) No obstruction to access or visibility
- (3) Operating instructions on nameplate legible and facing outward
- (4) Safety seals and tamper indicators not broken or missing
- (5) Fullness determined by weighing or "hefting"
- (6) Examination for obvious physical damage, corrosion, leakage, or clogged nozzle
- (7) Pressure gauge reading or indicator in the operable range or position
- (8) Condition of tires, wheels, carriage, hose, and nozzle checked (for wheeled units)
- (9) HMIS label in place.

(NFPA Standard 10 Section 6.2.2)

The following violation was observed at the time of inspection:

The fire extinguishers throughout both assisted living and memory care have 2021 tamper seals.

NFPA 10 7.3.2.2.1 After the applicable maintenance procedures are completed, a new listed tamper seal shall be installed.

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



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

Business Name Mirror Lake Village
Address 31000 9th PL SW,
City, State, Zip Federal Way, WA 98023

Provider Number 2564
Approval Status Disapproved
Facility Type Residential Care

On 01/02/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

Next inspection scheduled on or after: 02/01/2024

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

Brandon Gause
Signature

Brandon Gause Maint. Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796

Cozetta
Signature

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