



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 Approved
Facility Type Residential Care

On 03/05/2025 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 G. Guse
Signature

Brandon Guse Maint. Director
Print Name and Title

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

Cozetta Christian
Signature

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	Provider Number 2564
Address 31000 9th PL SW,	Approval Status Disapproved
City, State, Zip Federal Way, WA 98023	Facility Type Residential Care

On 01/15/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

	On 1/15/2025 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:
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2 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 violation was observed at the time of re-inspection: The following locations have penetrations in the fire wall: 1. Laundry room - 2nd floor - Memory Care 2. Kitchen electrical room - 1st floor
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3 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	The following violation was observed at the time of re-inspection: The following doors did not close / latch properly when tested: 1. Cross corridor 37a - 2nd floor 2. Cross corridor 43b - 2nd floor
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4 Obstructed Locations

Automatic sprinklers shall be installed with regard to obstructions that will delay activation or obstruct the water distribution pattern and shall be in accordance with the applicable automatic sprinkler system standard that is being used. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers. Exception: Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904. (IFC 903.3.3 2021)	The following violation was observed at the time of re-inspection: The 1st floor Library area has a tree obstructing the sprinkler head.
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5 Installation

Emergency power systems and standby power systems shall be installed in accordance with the International Building Code, NFPA 70, NFPA 110 and NFPA 111.

(IFC 1203.1.3 2021)

The following violation was observed at the time of re-inspection:

The generator remote manual stop station was not installed per the requirements in NFPA 110.

5.6.5.6* All installations shall have a remote manual stop station of a type to prevent inadvertent or unintentional operation located outside the room housing the prime mover, where so installed, or elsewhere on the premises where the prime mover is located outside the building.

NFPA 110

5.6.6.2 The following annunciation shall be provided at a minimum:

(1) For Level 1 EPS, local annunciation and facility remote annunciation, or local annunciation and network remote annunciation

(2) For Level 2 EPS, local annunciation

5.6.6.3 For the purposes of defining the types of annunciation in 5.6.6.2, the following shall apply:

(1) Local annunciation is located on the equipment itself or within the same equipment room.

(2) Facility remote annunciation is located on site but not within the room where the equipment is located.

(3) Network remote annunciation is located off site.

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Next inspection scheduled on or after: 02/14/2025

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Owner or Authorized Representative

Bruce
Signature

Bruce Bruce Maint. Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
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