



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

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

Business Name	Royal Columbian Senior Living	Provider Number	2581
Address	5615 W UMATILLA AVE ,	Approval Status	Disapproved
City, State, Zip	Kennewick, WA 99336	Facility Type	Residential Care

On 04/10/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Burning Objects

Lighted matches, cigarettes, cigars, or other burning objects shall not be discarded in such a manner that could cause ignition of other combustible material. (IFC 310.7 2021)	The following violations were observed: Cigarettes and other smoking related combustibles were observed in the shrubs at the main entrance of the facility. Cigarettes and other smoking related combustibles were observed in the shrubs by emergency exit by Room 141. Room 231 - used cigarettes and other smoking related combustibles were disposed of in a plastic garbage can.
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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)	Corrected.
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3 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 0405.6 2021)	The following violations were observed: Facility was unable to provide fire drill reports for the following: Swing shift - fourth quarter 2024 Night shift - first quarter 2024 Facility did not document device used to notify during fire drills for the following: Day shift - second and third quarter 2024, first quarter 2025 Swing shift - first, second and third quarter 2024 NOTE TO FACILITY: Fire drills must be conducted on each shift prior to next reinspection.
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4 Equipment and Fixtures

Equipment and wiring. All electrical equipment, wiring, devices and appliances shall be tested; listed and labeled; and installed, used and maintained in accordance with NFPA 70 and all instructions included as part of such listing. (IFC 603.1.1, 2021)	Corrected.
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5 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.
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6 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 603.2.2, 2021)	Corrected.
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7 Working Space and Clearance

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)	Corrected.
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8 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)	Corrected.
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9 Application and Use

603.5.2 Application and use. Relocatable power taps and current taps shall be directly connected to a permanently installed receptacle. Exceptions: 1. Where approved for use in a Group A occupancy or in a meeting room in a Group B occupancy, not more than five relocatable power taps shall be permitted to be connected together or connected to an extension cord for temporary use to supply power to electronic equipment. 2. Current taps and relocatable power taps shall not be required to connect directly to a permanently installed receptacle outlet where used for 90 days or less for the purpose of testing the performance of such devices. (IFC 603.5.2, 2021)	Corrected.
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10 Installation

Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage. (IFC 603.5.3, 2021)	Corrected.
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11 Extension Cords

Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension 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 603.6 2021)	Corrected.
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12 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 607.3.3.1 through 607.3.3.3. (IFC 607.3.3 2018)	Corrected.
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13 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 violation was observed: Facility was unable to provide documentation of annual rated wall inspections within the past twelve months.
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14 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)	The following violation was observed: Facility was unable to provide documentation of annual rated door inspections within the past twelve months.
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15 Hold-Open Devices and Closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

(IFC 705.2.3 2021)

Corrected.

16 Door Operation

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

(IFC 705.2.4 2021)

Corrected.

17 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 second and fourth quarter 2024 fire sprinkler inspections.

Facility was unable to provide documentation of testing on quick response fire sprinkler heads.

Fire sprinkler heads in the self defrosting fire sprinkler heads in the cooler and freezer are required to be intermediate heads.

Facility was unable to provide documentation of testing on dry pendant fire sprinkler heads.

Fire sprinkler heads had no bulb coloring in the following locations:

Room 301
Room 304
Room 208

Fire sprinkler head has paint on it in the following locations:
Room 304

The third floor flow switch does not alarm per contractors August 29, 2024 report.



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18 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)	Corrected.
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19 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)	Corrected.
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20 Hangers and Brackets

Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

Corrected.

(IFC 906.7 2021)

21 Extinguishers Weighing 40 Pounds or Less

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

Corrected.

(IFC 906.9.1 2021)

22 Unobstructed and Unobscured

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

Corrected.

(IFC 907.4.2.6 2021)

23 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.

The following violation was observed:

Facility was unable to provide documentation of smoke detector activation nuisance log for the past twelve months.

(IFC 907.8 2018)

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24 Where Required

Carbon monoxide detection shall be provided in Group I and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist. EXCEPTIONS: 1. R-2 occupancies, with the exception of R-2 college dormitories, are required to install carbon monoxide detectors without exception. 2. Sleeping units or dwelling units in I and R-1 occupancies and R-2 college dormitories, hotel, DOC prisons and work releases and assisted living facilities and residential treatment facilities licensed by the state of Washington, which do not themselves contain a fuel-burning appliance, a fuel-burning fireplace, or have an attached garage, need not be provided with carbon monoxide alarms provided that they comply with the exceptions of Section 915.1.4. (IFC 915.1.1 2021 WAC 51-54A)	Corrected.
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25 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 violation was observed: Facility failed to provide adequate carbon monoxide detection throughout the building. Detectors were added to first and second floors but not third floor.
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26 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.
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27 Emergency Power for Illumination

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (IFC 1008.3 2021)	Corrected.
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28 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)	Corrected.
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29 Internally Illuminated Exit Signs

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times. (IFC 1013.5 2021)	Corrected.
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30 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired. (IFC 1032.10.1 2021)	The following violation was observed: Facility was unable to provide documentation on 30 second monthly activation testing on emergency lights and exit signs for the past twelve months, excepting April and May 2024.
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31 Power Test

Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes. (IFC 1031.10.2 2021)	The following violation was observed: Facility was unable to provide documentation on 90 minute power testing on emergency lights and exit signs within the past twelve months.
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32 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 2021)	Corrected.
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Next inspection scheduled on or after: 05/10/2025

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

JACOB HASSELOER MD
Print Name and Title

Deputy State Fire Marshal Jessica Teobaldino-Mutton
143302 E Law Lane
Kennewick WA 99337
(425) 557-0362


Signature

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1 Burning Objects

Lighted matches, cigarettes, cigars, or other burning objects shall not be discarded in such a manner that could cause ignition of other combustible material.

(IFC 310.7 2021)

The following violations were observed:

Cigarettes and other smoking related combustibles were observed disposed of in plastic garbage can and in bushes on the exterior of the building by the assigned smoking area.

Cigarettes and other smoking related combustibles were observed in the shrubs at the main entrance of the facility and by emergency exit by Room 141

Cigarettes and other smoking related combustibles were observed in the shrubs by emergency exit by Room 141

Room 231 - used cigarettes and other smoking related combustibles were disposed of in a plastic garbage can

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:

Combustibles stored within the following mechanical/electrical rooms:

Second Floor Mechanical Room

Furnace room by Employee Lounge

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3 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 0405.6 2021)	The following violations were observed: Facility was unable to provide fire drill reports for the following: Swing shift - fourth quarter 2024 Night shift - first quarter 2024 Facility did not document device used to notify during fire drills for the following: Day shift - second and third quarter 2024, first quarter 2025 Swing shift - first, second and third quarter 2024
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4 Equipment and Fixtures

Equipment and wiring. All electrical equipment, wiring, devices and appliances shall be tested; listed and labeled; and installed, used and maintained in accordance with NFPA 70 and all instructions included as part of such listing. (IFC 603.1.1, 2021)	The following violations were observed: Electrical panels were unlocked in the following locations: Corridor by Room 312 - lock is broken Corridor by Beauty Shop Corridor by Room 242 Laundry Electrical Room/FACP Room off of Dining
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5 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: Room 316 missing electrical receptacle cover in the kitchen Corridor by Beauty Shop - breaker cover missing in electrical panel Room 243 - appliance was plugged into a multiplug adapter Room 113 - damaged power cord to lamp by couches was observed Exposed wires were observed in the following locations: Second Floor Mechanical Room Furnace Room by 141 Laundry in ceiling Furnace Room by Honor Wall - furnace covers removed
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6 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 603.2.2, 2021)	The following violation was observed: Room 318 open junction boxes in the hall and bathroom
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7 Working Space and Clearance

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 violations were observed: Access to electrical panel was obstructed in the following locations: Second Floor Janitor Closet by 230 Kitchen
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8 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:

Unfused multiplug adapters were in use in the following locations:

Room 219 by recliner
Room 243 by bed
Medication Room
Activities Room two locations
Activities Office
Room 116 in bedroom

9 Application and Use

603.5.2 Application and use. Relocatable power taps and current taps shall be directly connected to a permanently installed receptacle.

Exceptions:

1. Where approved for use in a Group A occupancy or in a meeting room in a Group B occupancy, not more than five relocatable power taps shall be permitted to be connected together or connected to an extension cord for temporary use to supply power to electronic equipment.
2. Current taps and relocatable power taps shall not be required to connect directly to a permanently installed receptacle outlet where used for 90 days or less for the purpose of testing the performance of such devices.

(IFC 603.5.2, 2021)

The following violation was observed:

A multiplug adapter was plugged into another multiplug adapter in the following locations:

Room 210 in unused bedroom

10 Installation

Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.

(IFC 603.5.3, 2021)

The following violation was observed:

Medication Room - electrical cord running through doorway



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11 Extension Cords

Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension 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 603.6 2021)	The following violations were observed: Extension cord(s) in use in the following locations: Room 219 behind recliner Room 247 to appliance Nurses Office to appliance Kitchen by riser
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12 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 607.3.3.1 through 607.3.3.3. (IFC 607.3.3 2018)	The following violation was observed: Facility was unable to provide the documentation of second semi annual kitchen hood cleaning. Facility provided report date April 28, 2024.
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13 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 was unable to provide documentation of annual rated wall inspections within the past twelve months. Non fire rated caulk was used in wall and ceiling penetrations: Storage Room by 210 Furnace Room by 141 Laundry Penetrations were observed in walls or ceiling the following locations: Corridor ceiling by Room 217 Kitchen in ceiling around escutcheon ring
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14 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)	The following violation was observed: Facility was unable to provide documentation of annual rated door inspections within the past twelve months.
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15 Hold-Open Devices and Closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position. (IFC 705.2.3 2021)	The following violations were observed: Door with self closer was blocked from closing in the following locations: Room 222 Room 217 Laundry
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16 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	The following violations were observed: Doors failed to latch when closed in the following locations: Room 213 Second Floor Storage Room by 230 Room 245 Room 140 Room 136 Room 137 Kitchen Dry Storage Furnace Room by Activities
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Code Requirement	Statement of Violation
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17 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 second and froth quarter 2024 fire sprinkler inspections Facility was unable to provide documentation of testing on quick response fire sprinkler heads Fire sprinkler heads in the self defrosting fire sprinkler heads in the cooler and freezer are required to be intermediate heads Facility was unable to provide documentation of testing on dry pendant fire sprinkler heads Fire sprinkler heads had no bulb coloring in the following locations: Room 301 Room 304 Room 208 Fire sprinkler head has paint on it in the following locations: Room 304 Corroded head was observed in the following location: Corridor outside Room 137 The third floor flow switch does not alarm per contractors August 29, 2024 report. Kitchen - extension cord was hanging on fire sprinkler supply line Fire Sprinkler heads had excessive particulate on them in the following locations: Room 231 Laundry Kitchen Janitors Closet Storage encroached on 18" required distance from the fire sprinkler head in the following locations: Room 316 bedroom closet
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Code Requirement	Statement of Violation
	Room 301 bedroom closet Room 219 unused bedroom closet Room 113 in office closet Business Office - fire sprinkler escutcheon ring was missing

18 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:

- Kitchen - fire extinguisher was being used as an apron hanger in dishwashing area
- Fire extinguisher did not have monthly inspections performed in the following locations:
- Laundry
 - Furnace/Elevator Room off Dining
 - Elevator Room
 - Kitchen K type extinguisher

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Code Requirement	Statement of Violation
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19 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 violation was observed:

Laundry - access to fire extinguisher was blocked

20 Hangers and Brackets

Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

(IFC 906.7 2021)

The following violations were observed:

Unsecured fire extinguishers were observed in the following locations:

Room 318

Maintenance Office by 210

21 Extinguishers Weighing 40 Pounds or Less

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

(IFC 906.9.1 2021)

The following violation was observed:

Corridor across from Room 101 - fire extinguisher was mounted higher than 5' feet at the handle

22 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:

Access to fire alarm pull station was obstructed in the following locations:

Main Entrance - corrected during inspection

Laundry

23 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 violation was observed:

Facility was unable to provide documentation of smoke detector activation nuisance log for the past twelve months.



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Code Requirement	Statement of Violation
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24 Where Required

Carbon monoxide detection shall be provided in Group I and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

EXCEPTIONS:

1. R-2 occupancies, with the exception of R-2 college dormitories, are required to install carbon monoxide detectors without exception.
2. Sleeping units or dwelling units in I and R-1 occupancies and R-2 college dormitories, hotel, DOC prisons and work releases and assisted living facilities and residential treatment facilities licensed by the state of Washington, which do not themselves contain a fuel-burning appliance, a fuel-burning fireplace, or have an attached garage, need not be provided with carbon monoxide alarms provided that they comply with the exceptions of Section 915.1.4.

(IFC 915.1.1 2021 WAC 51-54A)

The following violation was observed:

Facility failed to provide adequate carbon monoxide detection in the building.

25 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 violation was observed:

Facility was unable to provide documentation of carbon monoxide alarm monthly testing for the past twelve months, excepting July 2024.

26 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 violation was observed:

Emergency egress was obstructed in the following locations:
Kitchen
Main Dining Room



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27 Emergency Power for Illumination

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (IFC 1008.3 2021)	The following violations were observed: Emergency lighting failed to illuminate when tested in the following locations: Corridor by Room 303 Corridor across from Room 102
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28 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 violation was observed: Kitchen - both egress doors had bolts installed on them
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29 Internally Illuminated Exit Signs

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times.

(IFC 1013.5 2021)

The following violations were observed:

Exit signs did not illuminate in the following locations:
Corridor by Room 323
Corridor by Room 115

30 Activation Test

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

(IFC 1032.10.1 2021)

The following violation was observed:

Facility was unable to provide documentation on 30 second monthly activation testing on emergency lights and exit signs for the past twelve months, excepting April and May 2024.

31 Power Test

Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.

(IFC 1031.10.2 2021)

The following violations were observed:

Facility was unable to provide documentation on 90 minute power testing on emergency lights and exit signs within the past twelve months.



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Approval Status Disapproved
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32 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 2021)

The following violations were observed:

Oxygen cylinders were unsecured in the following locations:
Room 204 in bedroom
Medication Room
Room 108

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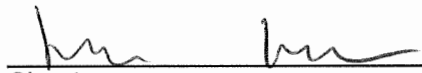
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Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 04/08/2025

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

JACOB KASSEWER MAINT. DIRECTOR
Print Name and Title

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

CDSFM Barbara A Maier
Signature

Digitally signed by CDSFM Barbara A Maier
DN: cn=CDSFM Barbara A Maier, ou=Washington State Patrol, ou=Fire
Protection Bureau, email=barbara.maier@wsp.wa.gov, c=US
Date: 2025.03.12 12:37:40 -0700