



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

Business Name	Vineyard Park at Covington	Provider Number	2593
Address	17016 SE WAX RD ,	Approval Status	Approved
City, State, Zip	Covington, WA	Facility Type	Residential Care

On 01/12/2026 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

Forrest Stepnowski BSW
Signature

Forrest Stepnowski BSW
Print Name and Title

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

[Signature]
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.



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Business Name	Vineyard Park at Covington	Provider Number	2593
Address	17016 SE WAX RD ,	Approval Status	Disapproved
City, State, Zip	Covington, WA	Facility Type	Residential Care

On 10/22/2025 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 Vineyard Park at Covington on 10/22/2025 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.

2 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.2.1 2021)

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

At time of inspection the following was observed:

1. On the 4th floor in the activities room, there is material inside the required 18" from sprinkler head.

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3 Time

Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Exceptions:

1. In severe climates, the fire code official shall have the authority to modify the emergency evacuation drill termination points and frequency.
2. In Groups I-1, I-2, I-3 and R-4, where staff-only emergency evacuation drills are conducted after visiting hours or where care recipients are expected to be asleep, a coded announcement shall be an acceptable alternative to audible alarms.

(IFC 405.5 2021)

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)

Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system.

(IFC 405.8 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 cannot provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

The following drills are missing.

- 2nd Shift - Quarter 1 and 3
- 3rd Shift - Quarter 1 and 3

4 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 deficiencies were cited as a result of this inspection:

At time of inspection the following was observed:

1. In room 215 there is a broken receptacle cover near bed.



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5 Appliance Connection to Building Piping

Gas-fired commercial cooking appliances installed on casters and appliances that are moved for cleaning and sanitation purposes shall be connected to the piping system with an appliance connector listed as complying with ANSI Z21.69/CSA 6.16. The commercial cooking appliance connector installation shall be configured in accordance with the manufacturer's installation instructions. Movement of appliances with casters shall be limited by a restraining device installed in accordance with the connector and appliance manufacturer's instructions.

(IFC 606.4 2021)

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

At time of inspection the following was observed:

1. kitchen appliances are found with missing restraints attached to the wall.

6 Clothes Dryer Exhaust Systems - Maintenance

The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.

(IFC 610.1.2 - 2021)

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

At time of inspection the following was observed:

1. Dryers have a build-up of lint in the back of dry.

7 Testing

Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.

(IFC 705.2.6 2018)

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

At time of inspection the following was observed:

1. will need to show documentation of the last testing.

8 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901.

(IFC 903.5 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. 5-Year FDC Hydro testing (NFPA 25 6.3.2)



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9 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 904.13.5.2 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. First semi-annual servicing report
 2. Second semi-annual service report was incomplete.
- Would like to know the link size

10 Maintenance

Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.

(IFC 1203.4 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. Monthly 30-minute full load test
2. Diesel fuel testing (for diesel generator only requirement)
3. 1.5 hour load Test on Diesel
4. Last 4 hour load test

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