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

Business Name	Cottages of Covington, (The)	***Provider Number***	2594
Address	17012 SE WAX RD ,	***Approval Status***	Approved
City, State, Zip	Covington, WA	***Facility Type***	Residential Care

On 10/01/2024 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

Robert W Bernard
Signature

Robert W Bernard Maint. Director
Print Name and Title

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

Cozetta
Signature

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

Initials of Authorized Facility Representative: _____

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Business Name	Cottages of Covington, (The)	***Provider Number***	2594
Address	17012 SE WAX RD ,	***Approval Status***	Disapproved
City, State, Zip	Covington, WA	***Facility Type***	Residential Care

On 08/08/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 Administration

	On 08/08/2024 an unannounced Fire and Life Safety Code inspection was conducted at The Cottages at Covington 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 Initiation

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 violation was observed at the time of inspection: The facility failed to include transmission of fire alarm signals throughout the facility when conducting their fire drills. Note: Use of a coded announcement instead of an audible alarm is only permitted for drills conducted between 9:00 p.m. and 6:00 a.m

3 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 at the time of inspection: The facility was unable to provide record of their annual fire wall inspection and/or repairs for all fire-resistant-rated construction.

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Code Requirement	Statement of Violation
4 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 inspection: The Administration building has open conduits in the IT room.
5 Duct and Air Transfer Openings - Maintaining Protection	
Dampers protecting ducts and air transfer openings shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Other products or materials used to protect the openings for ducts and air transfer openings shall be securely attached to or bonded to the construction containing the duct or air transfer opening, without visible openings through or into the cavity of the construction. Any damaged products or materials protecting duct and air transfer openings shall be repaired, restored or replaced. (IFC 706.1 2018)	The following violation was observed at the time of inspection: The facility was unable to provide documentation for their last fire/smoke damper testing. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.
6 Testing and Maintenance	
Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following violation was observed at the time of inspection: The facility was unable to provide documentation for their forward flow test. The facility was unable to provide documentation for the 4th quarter sprinkler inspection. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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Code Requirement	Statement of Violation
7 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 violation was observed at the time of inspection: The following exit signs were broken / did not work properly when tested: 1. Administration building - Storage room 2. Cottage B - by B-05
8 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 at the time of inspection: The facility was unable to provide documentation showing that 90-minute annual testing of the emergency lighting has been performed in the last 12 months

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Code Requirement	Statement of Violation
9 NFPA 80 Fire Door Inspection and Testing	
5.2.1 Inspection and Testing. Upon completin 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 hall be checked: 1. Labels are clearly visible and legible 2. No open holes or breaks exist in surfaces of wither the door or frame 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	The following violation was observed at the time of inspection: Cottage C cross corridor C1 did not close / latch properly when tested.

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Code Requirement	Statement of Violation
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	

Next inspection scheduled on or after: 09/07/2024

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

Signature _____ *Print Name and Title* _____

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

_____
Signature

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