



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

Business Name	Aegis Living Kirkland	Provider Number	2596
Address	13000 Totem Lake BLVD ,	Approval Status	Disapproved
City, State, Zip	Kirkland, WA	Facility Type	Residential Care

On 10/27/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Listing

603.5.1 Listing. Relocatable power taps shall be listed in accordance with UL 1363. Current taps shall be listed and labeled in accordance with UL 498A. (IFC 0603.5.1, 2021)	Corrected
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2 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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3 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)	Corrected
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Code Requirement

Statement of Violation

4 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)

Corrected

5 Door Operation

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

(IFC 705.2.4 2021)

Corrected

6 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1 and 903.3.1.1.2.

(IFC 903.3.1.1 2012, 2015)

Corrected

7 Testing and Maintenance

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

(IFC 903.5 2021)

Corrected

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Code Requirement

Statement of Violation

8 Smoke Detector Sensitivity

Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed.

(IFC 907.8.3 2012, 2015, 2018)

Corrected

9 Inspection and Maintenance

Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained.

(IFC 912.7 2021)

Facility was unable to provide documentation that the Fire Department Connection has been hydro tested in accordance with NFPA 25.

Update: Hydro testing was completed but failed testing. Repairs are pending.

10 Carbon Monoxide Detection - General

Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code.

(IFC 0915.1 2021 WAC 51-54A)

Corrected

11 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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Code Requirement	Statement of Violation
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12 Emergency Power for Illumination - General

In the event of power supply failure in rooms and spaces that require two or more exits or access to exits, an emergency electrical system shall automatically illuminate all of the following areas: 1. Aisles 2. Corridors 3. Exit access stairways and ramps (IFC 1008.3.1 2021)	Corrected
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13 Door Opening Force

The forces to unlatch doors shall comply with the following: 1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N). 2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm). The force to open doors shall comply with the following: 1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N). 2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a full open position when subjected to not more than a 15-pound (67 N) force. (IFC 1010.1.3 2021)	Corrected
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Code Requirement	Statement of Violation
14 Delayed Egress	
Delayed egress locking systems shall be permitted to be installed on doors serving the following occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907: 1. Group B, F, I, M, R, S and U occupancies. 2. Group E classrooms with an occupant load of less than 50. 3. In courtrooms in Group A-3 and B occupancies, delayed egress locking systems shall be permitted to be installed on exit or exit access doors, other than the main exit or exit access door, in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. (IFC 1010.2.13 2021)	Corrected

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Code Requirement	Statement of Violation
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15 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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Facility Type Residential Care

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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 11/26/2025

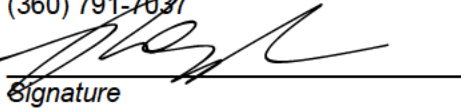
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Tyler Hagen Maintenance Director
Print Name and Title

Deputy State Fire Marshal Brandon G. Brown
MP 235 SB Interstate 5
Bow WA 98232
(360) 791-7037


Signature

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1 Listing

603.5.1 Listing. Relocatable power taps shall be listed in accordance with UL 1363. Current taps shall be listed and labeled in accordance with UL 498A.

(IFC 603.5.1, 2021)

1. Adapter without overcurrent protection in Activity room behind TV.

2. Adapter without overcurrent protection in room 203.

2 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)

Extension used as substitute for permanent wiring in Marketing Director's office.

3 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)

Gas kitchen appliance on wheels was not tethered to wall.

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4 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)	Both fire rated doors to the kitchen was propped open using jugs of oil.
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5 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	Fire rated door to front entry dinning room will not close and latch from the fully open position.
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6 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1 and 903.3.1.1.2. (IFC 903.3.1.1 2012, 2015)	Hydraulic Calculation Plate missing required information in accordance to NFPA 13.
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7 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	1. Facility unable to provide 5-Year Internal Test documentation. 2. Facility unable to provide Quarterly sprinkler system documentation.
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8 Smoke Detector Sensitivity

Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed.

(IFC 907.8.3 2012, 2015, 2018)

Facility is unable to provide documentation for the required smoke detector sensitivity testing.

9 Inspection and Maintenance

Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained.

(IFC 912.7 2021)

Facility was unable to provide documentation that the Fire Department Connection has been hydro tested in accordance with NFPA 25.

10 Carbon Monoxide Detection - General

Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code.

(IFC 0915.1 2021 WAC 51-54A)

Resident rooms with forced air gas heating system towards the front of the building does not have carbon monoxide detection.

11 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)

Egress blocked by outdoor furniture when exiting memory care activity room.

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12 Emergency Power for Illumination - General

In the event of power supply failure in rooms and spaces that require two or more exits or access to exits, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles
2. Corridors
3. Exit access stairways and ramps

(IFC 1008.3.1 2021)

1. The emergency egress light in the kitchen would not illuminate when the test button was pressed.

2. The emergency egress light near 202 would not illuminate when the test button was pressed.

13 Door Opening Force

The forces to unlatch doors shall comply with the following:

1. Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N).
2. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm).

The force to open doors shall comply with the following:

1. For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N).
2. For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a full open position when subjected to not more than a 15-pound (67 N) force.

(IFC 1010.1.3 2021)

Courtyard side emergency door requires excessive force to open and unable to fully open due to the gate dragging on the sidewalk.



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14 Delayed Egress

Delayed egress locking systems shall be permitted to be installed on doors serving the following occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907: 1. Group B, F, I, M, R, S and U occupancies. 2. Group E classrooms with an occupant load of less than 50. 3. In courtrooms in Group A-3 and B occupancies, delayed egress locking systems shall be permitted to be installed on exit or exit access doors, other than the main exit or exit access door, in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. (IFC 1010.2.13 2021)	1. Missing delayed egress door sign on memory care unit courtyard door near 111 2. Missing delayed egress door sign near memory care activity room.
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Code Requirement	Statement of Violation
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15 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)

1. Courtyard side emergency door has dead bolt on door.
2. Bolt on kitchen door that is used for egress.



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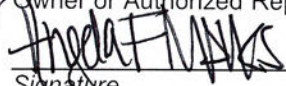
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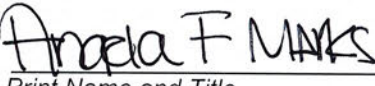
On 08/12/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 09/11/2025

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

 General Manager
Print Name and Title

Deputy State Fire Marshal Brandon G. Brown
16778 146 ST SE
Monroe WA 98272
(360) 791-7037

Brandon G. Brown
Digitally signed by Brandon G. Brown
Date: 2025.08.13 18:30:38 -07'00'
Signature

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