



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

Business Name	Keystone	Provider Number	2599
Address	3515 WOODLAND PARK N,	Approval Status	Approved
City, State, Zip	Seattle, WA 98103	Facility Type	Residential Care

On 06/16/2025 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

Andy Dysart
Signature

Andy Dysart
Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum
2803 156 AVE SE
Bellevue WA 98007
(509) 406-7209

Jason Van Gorkum Date: 2025.06.16
Signature 08:35:12 -07'00'

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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Fire Protection Bureau
Phone: (360) 596-3900

Business Name

3515 WOODLAND PARK N,

City, State, Zip

Seattle, WA 98103

Provider Number 2599

Approval Status Disapproved

Facility Type Residential Care

On 05/06/2025 the Office of the State Fire Marshal conducted a re-inspection at your facility. Listed below are violations that have not been corrected.

Code Requirement

Statement of Violation

1 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during inspection were:

1. Sprinkler heads loaded with debris in kitchen area.

2 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 2021)

Findings during inspection were:

1. Facility failed to maintain fire alarm system, inspection report from 3/1/24 states some smoke alarms did not report panel. Deficiencies on fire alarm system shall be corrected.

3 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)

Findings during inspection were:

1. Facility failed to maintain exit path in the basement hall way, various items in hallway, including a two BBQ grills.

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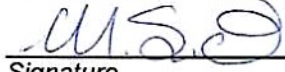
On 05/06/2025 the Office of the State Fire Marshal conducted a re-inspection at your facility. Listed below are violations that have not been corrected.

Code Requirement	Statement of Violation
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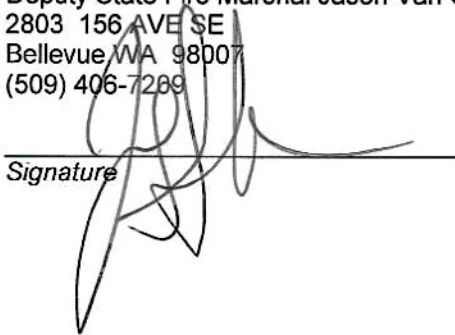
Next inspection scheduled on or after: 05/06/2025

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

Deputy State Fire Marshal Jason Van Gorkum
2803 156 AVE SE
Bellevue WA 98007
(509) 406-7289


Signature

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Business Name	Keystone	Provider Number	2599
Address	3515 WOODLAND PARK N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98103	Facility Type	Residential Care

On 02/06/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Frequency

Required emergency drills shall be held at the intervals specified in Table 405.3 or more frequently where necessary to familiarize all occupants with the drill procedure. (IFC 405.2 2021)	Corrected
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2 Portable, Electric Space Heaters

Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies in accordance with Sections 603.9.1 through 603.9.5. (IFC 603.9 2021)	Corrected
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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)	Findings during inspection were: Facility failed to provide documentation showing annual inspection of all fire-resistance-rated construction (fire wall inspection).
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Code Requirement	Statement of Violation
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4 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	Findings during inspection were: Facility failed to provide the following documentation for the automatic sprinkler system; Corrected - Five-year internal pipe inspection (no date on report). N/A - Three-year dry system full flow trip test. - Annual forward flow test for backflow. Corrected - Fire department connection five-year hydrostatic test. Corrected - Quarterly inspection reports. Sprinkler heads loaded with debris in hallway in front of front office. Sprinkler heads loaded with debris in kitchen area. Corrected - Fire sprinkler riser blocked by various items, working space shall be maintained.
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On 02/06/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

5 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

6 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 2021)

Findings during inspection were:

Facility failed to maintain fire alarm system, inspection report from 3/1/24 states some smoke alarms did not report to panel. Deficiencies on fire alarm system shall be corrected.



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Code Requirement

Statement of Violation

7 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 2021)

Corrected

8 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)

Findings during inspection were:

Facility failed to maintain exit path in the basement hall way, various items in hallway, including a two BBQ grills.



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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 03/08/2025

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

Print Name and Title

Samie Cooney Maint II

Deputy State Fire Marshal Jason Van Gorkum
2803 156 AVE SE
Bellevue WA 98007
(509) 406-7209

Signature

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Business Name Keystone	Provider Number 2599
Address 3515 WOODLAND PARK N,	Approval Status Disapproved
City, State, Zip Seattle, WA 98103	Facility Type Residential Care

On 12/16/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Frequency

Required emergency drills shall be held at the intervals specified in Table 405.3 or more frequently where necessary to familiarize all occupants with the drill procedure.
(IFC 405.2 2021)

Findings during inspection were:

Facility failed to provide documentation showing fire drills are being conducted once per shift per quarter for the last 12 months.

2 Portable, Electric Space Heaters

Where not prohibited by other sections of this code, portable, electric space heaters shall be permitted to be used in all occupancies in accordance with Sections 603.9.1 through 603.9.5.
(IFC 603.9 2021)

Findings during inspection were:

Facility failed to maintain space heater, there is a portable heater in the 2nd floor nurse supervisor office that is plugged into a power strip. Heater need to be plugged into a wall receptacle.

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)

Findings during inspection were:

Facility failed to provide documentation showing annual inspection of all fire-resistance-rated construction (fire wall inspection).

1/21/25 Day

9/15/24

206-271-2662

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Code Requirement

Statement of Violation

4 Testing and Maintenance

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

(IFC 903.5 2021)

Findings during inspection were:

Facility failed to provide the following documentation for the automatic sprinkler system;

- Five-year internal pipe inspection (no date on report). 4/8/2024
- Three-year dry system full flow trip test. N/A
- Annual forward flow test for backflow.
- Fire department connection five-year hydrostatic test. 4/8/2024
- Quarterly inspection reports. ✓

Sprinkler heads loaded with debris in hallway in front of front office.

Sprinkler heads loaded with debris in kitchen area. D

Fire sprinkler riser blocked by various items, working space shall be maintained. ✓

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5 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)

Findings during inspection were:

Portable fire extinguisher in basement sprinkler room mounted over 5 feet high.

Portable fire extinguisher in basement electrical room laying on ground, unsecured.

6 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 2021)

Findings during inspection were:

Facility failed to maintain fire alarm system, inspection report from 3/1/24 states some smoke alarms did not report to panel.

Deficiencies on fire alarm system shall be corrected.



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Code Requirement

Statement of Violation

7 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 2021)

Findings during inspection were:

Facility failed to provide smoke detectors sensitivity report.

March 9, 2023



8 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)

Findings during inspection were:

Facility failed to maintain exit path in the basement hall way, various items in hallway, including a two BBQ grills.



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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 01/16/2025

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

Print Name and Title

Samie Cooney Maint II

Deputy State Fire Marshal Raul Murcia
PO BOX 42642
Olympia WA 98504
(360) 819-0067

Jesse VanGorkum

Signature