



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

Business Name	Brighton Court	Provider Number	2629
Address	1308 N VERCLER RD ,	Approval Status	Approved
City, State, Zip	Spokane, WA 99216	Facility Type	Residential Care

On 03/26/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Admin - (ITM) Inspection, Testing, & Maintenance

Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared."

For your information.

2 Identification - Fire Protection and Utility Equipment

Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection system equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

(IFC 509.1, 2021)

Posted.

3 Working Space and Clearance

Working space and clearances. 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)

Removed.



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Code Requirement

Statement of Violation

4 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.

5 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)

Removed.

6 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

Reports provided.

7 Repair of joints and voids

Repair of joints and voids. Where damaged, materials used to protect joints and voids shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.

Corrected.



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Statement of Violation

8 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.

9 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)

Report provided.



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Code Requirement

Statement of Violation

10 Testing and Maintenance

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

(IFC 903.5 2021)

1. Facility is unable to provide documentation for the quarterly sprinkler system inspections. Only document on site is from 12/30/24. RECEIVED.
 2. Facility is unable to provide documentation for the 5 year internal piping inspection. RECEIVED.
 3. Facility is unable to provide documentation for the annual trip test. RECEIVED.
 4. Facility is unable to provide documentation for the 3 year dry system full flow trip test. SCHEDULED FOR 4/29/25. REPORT TO BE PROVIDED.
 5. Facility is unable to provide documentation for the annual backflow forward flow test. SCHEDULED FOR 4/29/25. REPORT TO BE PROVIDED.
3. NFPA 25 13.7.2. Testing.
- 13.7.2.1* All backflow preventers installed in fire protection system piping shall be exercised annually by conducting a forward flow test at a minimum flow rate of the system demand.
- 13.7.2.1.1 Where water rationing is enforced during shortages lasting more than 1 year, an internal inspection of the backflow preventer to ensure the check valves will fully open shall be permitted in lieu of conducting the annual forward flow test.
- 13.7.2.1.2 The forward flow test shall not be required where annual fire pump testing causes the system flow rate to flow through the backflow preventer device.
- 13.7.2.2 Where hydrants or inside hose stations are located downstream of the backflow preventer, the forward flow test shall include hose stream demand.
- 13.7.2.3 Where connections do not permit verification of the forward flow test at the minimum flow rate of system demand, test shall be conducted at maximum flow rate possible.



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Statement of Violation

The full flow test of the backflow prevention valve can be performed with a test header or other connections downstream of the valve. A bypass around the check valve in the fire department connection line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot be accomplished, closed loop flow can be acceptable if a flowmeter or sight glass is incorporated into the system to ensure flow.

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

11 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)

Reports provided.

12 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)

Removed.

13 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)

Report received.



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Code Requirement

Statement of Violation

14 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)

Report provided.

15 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)

Noted.



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Code Requirement

Statement of Violation

16 Lock and Latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

7. Approved, listed locks without delayed egress shall be permitted in Group I-1 condition 2 assisted living facilities licensed under chapter 388-78A WAC and Group I-1 Condition 2 residential treatment facilities licensed under chapter 246-337 WAC by the state of Washington, provided that:

7.1. The clinical needs of one or more patients require specialized security measures for their safety.

7.2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

7.3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.

7.4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.

7.5. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door.

(IFC 1010.2.4 2021 WAC 51-54A)

Chains removed.

17 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)

Noted.

18 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)

To be completed 3/27/25, report to be provided. Received.



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On 03/26/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

19 Security

Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.

(IFC 5303.5 2021)

Removed.

20 NFPA 80 Fire /Smoke Dampers Inspection and Testing

19.4 Periodic Inspection and Testing.
19.4.1 Each damper shall be tested and inspected 1 year after installation.
19.4.1.1 The test and inspection frequency shall then be every 4 years, except in hospitals, where the frequency shall be every 6 years.

Completed.

21 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state and inspected by the state fire marshal's office, at least twelve planned and unannounced fire drills shall be held every year.
(1) Drills shall be conducted quarterly on each shift in Group I and Group R2, Occupancies and monthly in Group E Occupancies to familiarize personnel with signals and emergency action required under varied conditions.
(2) A detailed written record of all fire drills shall be maintained and available for inspection.
(3) When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms.

Drills completed.



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Statement of Violation

Next inspection scheduled on or after: 03/31/2026

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

Bethany King Executive Director
Print Name and Title

Deputy State Fire Marshal Barbara McMullen
6403 W ROWAND DR
Spokane WA 99219
(509) 954-2746

Barbara R.
McMullen

Digitally signed by
Barbara R. McMullen
Date: 2025.04.04 15:29:17
-07'00'

Signature



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Code Requirement

Statement of Violation

1 Admin - (ITM) Inspection, Testing, & Maintenance

Any citation that requires inspection, testing, or maintenance (ITM) is required to have the testing completed, paper results delivered, and any deficiencies found during the ITM corrected before the citation is cleared."

For your information.

2 Identification - Fire Protection and Utility Equipment

Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection system equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

(IFC 509.1, 2021)

Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

The fire sprinkler riser room door accessing the fire sprinkler riser shall have a sign posted.

3 Working Space and Clearance

Working space and clearances. 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)

In the following locations there is storage in front of electrical panels:

1. Hallway 20 south
2. Kitchen (removed at inspection)



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Code Requirement

Statement of Violation

4 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)

sf

In the following locations there are relocatable power taps/multiplug adapter used in an unapproved manner:

1. DNS office there is a refrigerator plugged into a multiplug adapter - removed at inspection.
2. Room 57 has multiplug adapters in use.
3. Staff lounge has 2 refrigerators plugged into powerstrips.

5 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)

sf

In room 52 there is an unapproved extension cord in use.

6 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

(IFC 606.3.3 2021)

sf

The installed commercial kitchen hood has not been cleaned and inspected semiannually in the last 12 months. Last cleaned and inspected on 08/22/24.

There are no documents on file for prior to 08/22/24.

7 Repair of joints and voids

Repair of joints and voids. Where damaged, materials used to protect joints and voids shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.

In the following locations there are penetrations:

1. In the assisted living office there is a ceiling tile missing
2. In front of room 3 there is a ceiling penetration

sf



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Code Requirement

Statement of Violation

8 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 resident lounge door does not close and latch.

9 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)

Facility is unable to provide documentation for the 4 year fire and smoke damper inspection.



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Code Requirement

Statement of Violation

10 Testing and Maintenance

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

(IFC 903.5 2021)

72

1. Facility is unable to provide documentation for the quarterly sprinkler system inspections. Only document on site is from 12/30/24.
 2. Facility is unable to provide documentation for the 5 year internal piping inspection.
 3. Facility is unable to provide documentation for the annual trip test.
 4. Facility is unable to provide documentation for the 3 year dry system full flow trip test.
 5. Facility is unable to provide documentation for the annual backflow forward flow test.
 3. NFPA 25 13.7.2. Testing.
 - 13.7.2.1* All backflow preventers installed in fire protection system piping shall be exercised annually by conducting a forward flow test at a minimum flow rate of the system demand.
 - 13.7.2.1.1 Where water rationing is enforced during shortages lasting more than 1 year, an internal inspection of the backflow preventer to ensure the check valves will fully open shall be permitted in lieu of conducting the annual forward flow test.
 - 13.7.2.1.2 The forward flow test shall not be required where annual fire pump testing causes the system flow rate to flow through the backflow preventer device.
 - 13.7.2.2 Where hydrants or inside hose stations are located downstream of the backflow preventer, the forward flow test shall include hose stream demand.
 - 13.7.2.3 Where connections do not permit verification of the forward flow test at the minimum flow rate of system demand, test shall be conducted at maximum flow rate possible.
- The full flow test of the backflow prevention valve can be



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Code Requirement

Statement of Violation

	performed with a test header or other connections downstream of the valve. A bypass around the check valve in the fire department connection line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot be accomplished, closed loop flow can be acceptable if a flowmeter or sight glass is incorporated into the system to ensure flow.
	6. Facility was unable to provide documentation that the Fire Department Connection has been hydrostatically tested in accordance with NFPA 25. NFPA 25 (2017) - 13.8.5 The piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 psi (10 bar) for 2 hours at least once every 5 years.

11 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)	Facility is unable to provide documentation for the semi-annual kitchen suppression system servicing for the 1/27/25 inspection. The 11/01/24 report is on site. 
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12 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)	In the following locations the fire alarm pull station is blocked: 1. Pull station in the office is obstructed by the recycle bin. 2. 50S Hallway is blocked by a wheelchair. Removed at inspection. 
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13 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)	Facility is unable to provide documentation for the annual fire alarm system testing and maintenance. 
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City, State, Zip	Spokane, WA 99216	Facility Type	Residential Care

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Code Requirement

Statement of Violation

14 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)

The facility was unable to provide documentation on the smoke detectors sensitivity test report.

15 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)

Facility was unable to provide documentation for the monthly (May - November 2024) carbon monoxide detector maintenance.

NFPA 720 8.7.1 Single - and multiple-station carbon monoxide alarms and all connected appliances shall be inspected and tested in accordance with the manufacturer's published instructions at least monthly.



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Code Requirement

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16 Lock and Latches

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

7. Approved, listed locks without delayed egress shall be permitted in Group I-1 condition 2 assisted living facilities licensed under chapter 388-78A WAC and Group I-1 Condition 2 residential treatment facilities licensed under chapter 246-337 WAC by the state of Washington, provided that:
- 7.1. The clinical needs of one or more patients require specialized security measures for their safety.
- 7.2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
- 7.3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.
- 7.4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.
- 7.5. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door.

(IFC 1010.2.4 2021 WAC 51-54A)

Chains are not authorized on exit doors.

All of the items listed are required for the doors to be locked.

17 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)

Facility is unable to provide documentation for the monthly 30 second activation test for the emergency lights.

Missed months May - November 2024.

18 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)

Facility is unable to provide documentation for the annual 90 minute power test for the emergency lights. Last annual report on file from 1/15/24.



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Statement of Violation

19 Security

Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.

(IFC 5303.5 2021)

Oxygen cylinders in room #12 are not secured to prevent cylinders from falling.

20 NFPA 80 Fire /Smoke Dampers Inspection and Testing

19.4 Periodic Inspection and Testing.

19.4.1 Each damper shall be tested and inspected 1 year after installation.

19.4.1.1 The test and inspection frequency shall then be every 4 years, except in hospitals, where the frequency shall be every 6 years.

Facility is unable to provide documentation for the 4 year fire and smoke damper inspection.

21 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state and inspected by the state fire marshal's office, at least twelve planned and unannounced fire drills shall be held every year.

(1) Drills shall be conducted quarterly on each shift in Group I and Group R2, Occupancies and monthly in Group E Occupancies to familiarize personnel with signals and emergency action required under varied conditions.

(2) A detailed written record of all fire drills shall be maintained and available for inspection.

(3) When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms.

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

The following Drills are missing.

Quarter 1 (January - March 2024) Swing and NOC shifts
Quarter 2 (April - June 2024) Swing and NOC shifts

Documentation on fire drills shall include participants signatures.

Swing and NOC fire drills shall be completed prior to reinspection.



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Statement of Violation

Next inspection scheduled on or after: 03/29/2025

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

John Harris
Print Name and Title

Deputy State Fire Marshal Barbara McMullen
6403 W ROWAND DR
Spokane WA 99219
(509) 954-2746


Signature

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