



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

Business Name Colonial Court	Provider Number 001029
Address 12016 E CATALDO AVE ,	Approval Status Approved
City, State, Zip Spokane, WA 99206	Facility Type Residential Care

On 05/15/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

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)

Forward flow testing of the backflow preventers shall be required. Scheduled for June 5, 2025 on their Annual with Patriot Fire, report to be provided.

2 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)

On the last fire alarm sensitivity test, there are 9 devices that failed. Scheduled with Moon Security 4/23/25.

Amber Barber, Owner requested extension until 5/27/25 working with contractor on device replacement.

Followup testing report to be provided once replacement/recalibration has been completed.

Moon Security report received, all devices that failed were replaced (corrected to 3 fails instead of 9)

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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 04/30/2026

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

Adrian Arroyo Maintenance
Print Name and Title

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


Signature

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Business Name	Colonial Court	Provider Number	001029
Address	12016 E CATALDO AVE ,	Approval Status	Disapproved
City, State, Zip	Spokane, WA 99206	Facility Type	Residential Care

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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 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)

In room 2-9 there is an unapproved multiplug adapter in use.
Removed.

3 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)

In room 4-2 there is an extension cord in use.
Removed.

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AA



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4 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

There is a 1994 quick response pendent and 1993 quick response sidewall that has not been UL tested. UL documents received.

To:

adanarreguin@ymail.commailto:adanarreguin@ymail.comCc: "Reports.Spo" <Reports.Spo@patriotfire.commailto:Reports.Spo@patriotfire.com>Subject: UL Sample Results - Chi Omega
Good morning,

Attached is the UL sample results for the 1993-94 sprinkler heads and all heads pass without incident, a copy of this report has been provided to the fire marshals office on your behalf. The heads represented in this test have been re-certified for an additional 10 years, I am attaching a copy of the summatry report – I highly recommend printing a copy first thing and placing it in the headbox for future inspectors as proof of testing. You can also find this summary report as well as individual head reports in your client folder linked below.

<https://drive.google.com/drive/folders/1qilroemWvbCxCxSVHPkN8upokooE1PIzML?usp=sharing>
<https://drive.google.com/drive/folders/1qilroemWvbCxCxSVHPkN8upokooE1PIzML?usp=sharing>

If you have any questions or concerns please do not hesitate to reach out to me for additional assistance.
Thank you,

NFPA 25, Chapter 5.3.1 Sprinklers

5.3.1.1 Where required by this section, sample sprinklers shall be submitted to a recognized testing laboratory acceptable to the authority having jurisdiction for field service testing.

5.3.1.1.1 Where sprinklers have been in service for 50 years, they shall be replaced or representative samples from one or more sample areas shall be tested.

5.3.1.1.1.1 Test procedures shall be repeated at 10-year intervals.

5.3.1.1.1.2 Sprinklers manufactured prior to 1920 shall be replaced.

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5.3.1.1.1.3 Sprinklers manufactured using fast-response elements that have been in service for 20 years shall be replaced or a representative samples shall be tested and then retested at 10 year intervals.
5.3.1.1.1.4 Representative samples of solder-type sprinklers with a temperature classification of extra high (325 degrees F) or greater that are exposed to semi-continuous to continuous maximum allowable ambient temperature conditions shall be tested at 5 year intervals.
5.3.1.1.1.5 Where sprinklers have been in service for 75 years, they shall be replaced or representative samples from one or more sample areas shall be submitted to a recognized testing laboratory acceptable to the authority having jurisdiction for field service testing and repeated at 5 year intervals.
5.3.1.1.1.6 Dry sprinklers that have been in service for 10 years shall be replaced or representative samples shall be tested and then retested at 10-year intervals.
5.3.1.1.2 Where sprinklers are subjected to harsh environments, including corrosive atmospheres and corrosive water supplies, on a 5 year basis, either sprinklers shall be replaced or a representative sample shall be tested.
5.3.1.2 A representative sample of sprinklers for testing per 5.3.1.1 shall consist of a minimum of not less than four sprinklers or 1 percent of the number of sprinklers per individual sprinkler sample, whichever is greater.
5.3.1.3 Where one sprinkler within a representative sample fails to meet the test requirement, all sprinklers within the area represented by that sample shall be replaced.

5 Testing and Maintenance

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

(IFC 903.5 2021)

1. Forward flow testing of the backflow preventers shall be required.

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

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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 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.

2. There was a dry sprinkler head, dated from 2018, that was found inside the walk-in refrigerator and freezer.

NFPA 25, Chapter 5.3.1

5.3.1.1.2 Where sprinklers are subjected to harsh environments, including corrosive atmospheres and corrosive water supplies, on a 5 year basis, either sprinklers shall be replaced or a representative sample shall be tested.

3. It appears that after the last quarterly fire sprinkler inspection, the contractor did not replace the Module covers for the fire alarm supervisory switches. REPLACED.

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6 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)

On the last fire alarm sensitivity test, there are 9 devices that failed.

Followup testing report to be provided once replacement/recalibration has been completed.

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7 Lock and Latches

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

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked;
 - 2.2. A readily visible sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background; and
 - 2.3. The use of the key-operated locking device is revocable by the building official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt, or security chain, provided such devices are operable from the inside without the use of a key or a tool.
5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.
6. Doors serving roofs not intended to be occupied shall be permitted to be locked preventing entry to the building from the roof.
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.

In the building there are key pads at each exit and no codes posted within 6 feet.

Posted.

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- 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.
8. Other than egress courts, where occupants must egress from an exterior space through the building for means of egress, exit access doors shall be permitted to be equipped with an approved locking device where installed and operated in accordance with all of the following:
- 8.1. The occupant load of the occupied exterior area shall not exceed 300 as determined by IBC Section 1004.
- 8.2. The maximum occupant load shall be posted where required by Section 1004.9. Such sign shall be permanently affixed inside the building and shall be posted in a conspicuous space near all the exit access doorways.
- 8.3. A weatherproof telephone or two-way communication system installed in accordance with Sections 1009.8.1 and 1009.8.2 shall be located adjacent to not less than one required exit access door on the exterior side.
- 8.4. The egress door locking device is readily distinguishable as locked and shall be a key-operated locking device.
- 8.5. A clear window or glazed door opening, not less than 5 square feet (0.46 m²) sq. ft. in area, shall be provided at each exit access door to determine if there are occupants using the outdoor area.
- 8.6. A readily visible durable sign shall be posted on the interior side on or adjacent to each locked required exit access door serving the exterior area stating: THIS DOOR TO REMAIN UNLOCKED WHEN THE OUTDOOR AREA IS OCCUPIED. The letters on the sign shall be not less than 1 inch high on a contrasting background.
9. Locking devices are permitted on doors to balconies, decks, or other exterior spaces serving individual dwelling or sleeping units.
10. Locking devices are permitted on doors to balconies, decks, or other exterior spaces of 250 square feet or less, serving a private office space, door.

(IFC 1010.2.4 2021 WAC 51-54A)

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Next inspection scheduled on or after: 04/13/2025

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Owner or Authorized Representative


Signature


Print Name and Title

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