



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

Business Name	Avista Senior Living Ellensburg (Meadows Place)	Provider Number	2683
Address	1008 E Mountain View AVE , 1	Approval Status	Approved
City, State, Zip	Ellensburg, WA 98926	Facility Type	Residential Care

On 4/25/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.3.1 2021)

Corrected.

2 Contents

Fire safety, evacuation and lockdown plan contents shall be in accordance with Sections 404.2.1 through 404.2.3.2.

(IFC 404.2 2018)

Corrected.

3 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

(IFC 603.2.2, 2021)

Corrected.



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4 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)

Corrected.

5 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.

6 Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

(IFC 603.6.2 2021)

Corrected.

7 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

(IFC 604.1 2018)

Corrected.



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8 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)

Corrected.

9 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.

10 Door Operation

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

(IFC 705.2.4 2021)

Corrected.



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11 Testing and Maintenance

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

(IFC 903.5 2021)

The following items are corrected; Western States is scheduled to complete service on May 10, 2024 for items 1 and 2 below.

All testing, service, or maintenance reports must be sent to our office for review. All reports must verify that there are no deficiencies, or document that all deficiencies have been corrected.

1. Facility was unable to provide documentation of the annual forward flow testing.

2. Facility was unable to provide documentation of testing on quick response sprinkler heads greater than 20 years.

3. Corrected.

12 Unobstructed and Unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

(IFC 906.6 2021)

Corrected.

13 Smoke Alarm Maintenance

Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms shall be replaced when they fail to respond to operability tests, or when they exceed 10 years from the date of manufacture, unless an earlier replacement is specified in the manufacturer's published instructions.

(IFC 907.10 2021)

The following items are corrected; Western States is scheduled to complete service on May 10, 2024 for item 2 below.

All testing, service, or maintenance reports must be sent to our office for review. All reports must verify that there are no deficiencies, or document that all deficiencies have been corrected.

1. Corrected.

2. Resident Room smoke alarms exceeding ten years from the manufactured date shall be replaced.



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14 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)	Corrected.
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Next inspection scheduled on or after: 3/31/2025

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

Sherril Undercoffer
Signature

Sherril Undercoffer, Executive Director
Print Name and Title

Deputy State Fire Marshal Andrea Ely
2715 RUDKIN RD
Union Gap WA
(509) 531-3384

Andrea Ely

Signature



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Code Requirement

Statement of Violation

1 Ceiling Clearance

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

(IFC 315.3.1 2021)

The following violation was observed:

1. Room 135 - failed to maintain storage 24" below the ceiling in the bedroom closet.
2. Room 118 - failed to maintain storage 24" below the ceiling in the bedroom closet.

2 Contents

Fire safety, evacuation and lockdown plan contents shall be in accordance with Sections 404.2.1 through 404.2.3.2.

(IFC 404.2 2018)

The following violation was observed:

1. Facility was unable to provide documentation of fire drills for the following quarters:
Day shift 4th quarter 2023
Night shift 3rd quarter 2023
All shifts 2nd quarter 2023

3 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

(IFC 603.2.2, 2021)

The following violation was observed:

1. Break Room - open junction box underneath the desk.

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



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4 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)

The following vioaltn was observed:

1. Medication Room the electrical panel was blocked with a magnetic wire document holder.

5 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)

The following violation was observed:

1. Activities Office an unfused multiplug adapter was plugged into another multiplug adaptor.

6 Ampacity

The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.

(IFC 603.6.2 2021)

The following violations were observed:

1. Break Room - fridge and microwave were plugged into a power strip and not directly into an approved outlet.
2. Business Manager's Office - fridge was plugged into an unfused multi plug adaptor and not directly into an approved outlet.
3. Executive Director's Office - fridge was plugged into an unfused multi plug adaptor and not directly into an approved outlet.

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Code Requirement

Statement of Violation

7 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

(IFC 604.1 2018)

The following violation was observed:

1. Exterior lights at the north exit door and patio had exposed wiring and damaged light covers.

8 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:

1. Facility was unable to provide documentation of rated wall inspections within the past twelve months.

9 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 following violation was observed:

1. Facility was unable to provide documentation of rated door annual inspection within the last twelve months.

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Code Requirement

Statement of Violation

10 Door Operation

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

(IFC 705.2.4 2021)

The following violation was observed:

1. Cross corridor doors near the Medication Room would not latch upon release.

11 Testing and Maintenance

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

(IFC 903.5 2021)

The following violations were observed:

1. Facility was unable to provide documentation of the annual backflow report with forward flow testing.
2. Facility was unable to provide documentation of testing on quick response sprinkler heads greater than 20 years old.
3. Excessive particulate was observed on sprinkler heads in the kitchen area near the cooking operations.

12 Unobstructed and Unobscured

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

(IFC 906.6 2021)

The following violation was observed:

1. Kitchen - fire extinguishers were obstructed. Corrected during inspection.

13 Smoke Alarm Maintenance

Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms shall be replaced when they fail to respond to operability tests, or when they exceed 10 years from the date of manufacture, unless an earlier replacement is specified in the manufacturer's published instructions.

(IFC 907.10 2021)

The following violations were observed:

1. Facility was unable to provide documentation of monthly single station alarm testing for those located in resident rooms to ensure function. The smoke alarms installed in the resident rooms are connected for primary power and secondary power but not monitored by the fire alarm system.
2. Resident Room smoke alarms exceeding ten years from the manufactured date shall be replaced.

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14 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)	The following violations were observed: 1. Kitchen access to the manual pull station was obstructed by a garbage can. Corrected during inspection. 2. Dining Room access to the manual pull station was obstructed by a stereo system. Corrected during inspection.
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Next inspection scheduled on or after: 4/18/2024

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 Barbara Maier
PO BOX 42642
Olympia WA 98504
(360) 596-3925

Signature