



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

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

On 04/29/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

(IFC 0305.1 2021)

The following violation was observed:

In the kitchen, oven mits and towels were left on top of the stove oven. (Corrected)

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)

The following violation was observed:

The Fire Sprinkler Riser room sign located above the exterior riser room was faded an illegible. (Corrected)

3 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)

The following violation was observed:

The facility failed to provide documentation of the first semi-annual hood suppression cleaning within the past twelve months; the first cleaning was conducted on 12/15/2024. (Corrected)

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



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Code Requirement

Statement of Violation

4 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:

The facility failed to provide documentation of the fire-resistance-rated construction inspection within the past twelve months. (Corrected)

5 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. The facility failed to provide documentation for the third quarter inspections for the fire sprinkler system within the past twelve months. (Corrected)
2. In the Kitchen the sprinkler head near the dishwasher was loaded with debris. (Corrected)

6 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)

The following violation was observed:

The facility failed to provide documentation of the first semi-annual kitchen hood suppression service within the past twelve months; second service was conducted on 01/06/2025. (Corrected)

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Code Requirement	Statement of Violation
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7 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)

The following violation was observed:

The fire extinguisher located in the Laundry room had not been serviced within the past twelve months. (Corrected)

8 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)

The following violation was observed:

The facility failed to provide documentation of the monthly testing of single station smoke alarms within the past twelve months. (Corrected)



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Code Requirement

Statement of Violation

9 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)

The following violation was observed:

The facility failed to provide documentation of the monthly single station carbon monoxide testing within the past twelve months. (Corrected)

10 Continuity and Components

Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with Section 1104 of the International Building Code.
2. Interior exit stairways complying with Sections 1009.3 and 1023.
3. Interior exit access stairways complying with Sections 1009.3 and 1019.3 or 1019.4.
4. Exterior exit stairways complying with Sections 1009.3 and 1027 and serving levels other than the level of exit discharge.
5. Elevators complying with Section 1009.4.
6. Platform lifts complying with Section 1009.5.
7. Horizontal exits complying with Section 1026.
8. Ramps complying with Section 1012.
9. Areas of refuge complying with Section 1009.6.
10. Exterior area for assisted rescue complying with Section 1009.7 serving exits at the level of exit discharge.

(IFC 1009.2 2015, 2018)

The following violation was observed:

The exit door located near Room 126 was blocked by a garbage can on the exterior. (Corrected)

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Code Requirement	Statement of Violation
11 Door Opening Force	
The forces to unlatch doors shall comply with the following: - Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N). - 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: - 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). - 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 fullopen position when subjected to not more than a 15-pound (67 N) force. (IFC 1010.1.3 2021)	
12 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)	The following violation was observed: The facility failed to provide documentation of the 30-second activation testing of emergency exit lighting for the past twelve months. The month of February of 2025 was provided. (Corrected)
13 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)	The following violation was observed: The facility failed to provide documentation of the 90-minute annual power test of emergency lighting within the past twelve months. (Corrected)

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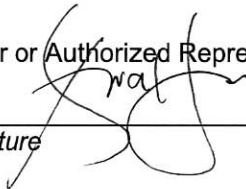
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Next inspection scheduled on or after: 03/31/2026

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

Arlene Walther / Executive Director
Print Name and Title

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

Andrea Ely

Digitally signed by
Andrea Ely
Date: 2025.04.30 16:57:30
-07'00'

Signature



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Code Requirement

Statement of Violation

1 Clearance From Ignition Sources

Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

(IFC 0305.1 2021)

The following violation was observed:

In the kitchen, oven mits and towels were left on top of the stove oven.

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)

The following violation was observed:

The Fire Sprinkler Riser room sign located above the exterior riser room was faded an illegible.

3 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)

The following violation was observed:

The facility failed to provide documentation of the first semi-annual hood suppression cleaning within the past twelve months; the first cleaning was conducted on 12/15/2024.

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4 Owner's Responsibility

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(IFC 701.6 2021)

The following violation was observed:

The facility failed to provide documentation of the fire-resistance-rated construction inspection within the past twelve months.

5 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. The facility failed to provide documentation for the third quarter inspections for the fire sprinkler system within the past twelve months.
2. In the Kitchen the sprinkler head near the dishwasher was loaded with debris.

6 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)

The following violation was observed:

The facility failed to provide documentation of the first semi-annual kitchen hood suppression service within the past twelve months; second service was conducted on 01/06/2025.

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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)

The following violation was observed:

The fire extinguisher located in the Laundry room had not been serviced within the past twelve months.

8 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)

The following violation was observed:

The facility failed to provide documentation of the monthly testing of single station smoke alarms within the past twelve months.



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9 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)

The following violation was observed:

The facility failed to provide documentation of the monthly single station carbon monoxide testing within the past twelve months.

10 Continuity and Components

Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with Section 1104 of the International Building Code.
2. Interior exit stairways complying with Sections 1009.3 and 1023.
3. Interior exit access stairways complying with Sections 1009.3 and 1019.3 or 1019.4.
4. Exterior exit stairways complying with Sections 1009.3 and 1027 and serving levels other than the level of exit discharge.
5. Elevators complying with Section 1009.4.
6. Platform lifts complying with Section 1009.5.
7. Horizontal exits complying with Section 1026.
8. Ramps complying with Section 1012.
9. Areas of refuge complying with Section 1009.6.
10. Exterior area for assisted rescue complying with Section 1009.7 serving exits at the level of exit discharge.

(IFC 1009.2 2015, 2018)

The following violation was observed:

The exit door located near Room 126 was blocked by a garbage can on the exterior.

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11 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 fullopen position when subjected to not more than a 15-pound (67 N) force.

(IFC 1010.1.3 2021)

The following violation was observed:

The exit door located in the Dining room was exceeding 15lbs of pressure when opened from the closed position.

12 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)

The following violation was observed:

The facility failed to provide documentation of the 30-second activation testing of emergency exit lighting for the past twelve months. The month of February of 2025 was provided.

13 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)

The following violation was observed:

The facility failed to provide documentation of the 90-minute annual power test of emergency lighting within the past twelve months.



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Next inspection scheduled on or after: 04/23/2025

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

Arlene Walther (ED / BOM)

Print Name and Title

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

Andrea Ely

Digitally signed by Andrea Ely
Date: 2025.03.25 22:54:55
-07'00'

Signature