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

Business Name	Lakeview of Kirkland, Assisted Liviing (Brookdale Ki	***Provider Number***	2482
Address	6505 Lakeview DR NE,	***Approval Status***	Approved
City, State, Zip	Kirkland, WA 98033	***Facility Type***	Residential Care

On 1/8/2024 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

Signature

Laurel Cline, Executive Director

Print Name and Title

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

Jason E Van Gorkum

Signature

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Initials of Authorized Facility Representative: _____

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Dumpster Holiday

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On 12/20/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 CRS Inspection Items

CRS #: 61354337 Remodel ALF Occupancy type: I-1 Local AHJ: City of Kirkland, Kurt Aldworth, 425-587-3604, kaldworth@kirklandwa.gov Facility Contact: Cogir, Laurel Cline, 425-417-9780, lcline@cogirusa.com Facility Maintenance Director: Cogir, Rony Valenzuela, 425-665-9696 RValenzuela@CogirUSA.com DOH Reviewer: Al Spaulding, 360-480-1051, al.spaulding@doh.wa.gov	On 12/20/2023 DSFM Van Gorkum conducted an CRS 61354337 Inspection at Cogir Senior Living of Kirkland (Formally name Lakeview of Kirkland) . This facility is located at 6505 Lakeview Dr. Kirkland WA 98033. The facility is an mixed Occupancy located in a three story, without basement. The building is equipped with an automatic 1-wet/ 1-dry fire sprinkler system, automatic/manual fire alarm system, fire extinguishers, exit/emergency lighting. Facility does have commercial kitchen. The facility has 1 commercial hood with exhaust fan installed with a UL 300 commercial hood suppression system. Facility has multiple roof top heating units connected to natural gas. Facility will be required to hold quarterly fire drills for all shifts, monthly emergency exit sign testing, monthly inspection of fire extinguisher, monthly Carbon Monoxide Detection testing and monthly emergency lighting testing. All violations must be corrected upon re-inspection.

2 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 2018 WAC 51-54A)	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Facility will need to identify and establish a schedule for inspection of Fire-Rated construction. Annual inspection of fire-resistance-rated construction will need to be performed and completed. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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Code Requirement	Statement of Violation
3 Penetrations - Maintaining Protection	
Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions. (IFC 703.1 2018)	At time of inspection the following was observed: 1. 3rd floor east stairwell 2. 2nd floor IT room 3. 2nd floor east stairwell ✓
4 Door Operation	
Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2018)	At time of inspection the following was observed: 1. 3rd floor # 6 double door will not latch 2. 3rd floor # 5 double door will not latch ✓ 3. Check all emergency door used in front of elevators 4. 1st floor # 2 double door will not latch

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Code Requirement	Statement of Violation
5 Testing and Maintenance	
Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Annual report 2. 5-Year internal pipe Testing (NFPA 25 14.2.1.1) 3. 3-Year Dry System Full flow trip test (NFPA 25 13.1.1.2) 4. Annual forward flow test (NFPA 25 13.7.2) 5. 5-years Backflow internal pipe (IFC 901.6) 6. 5-Year FDC Hydro testing (IFC 912.7) 7. Quarterly inspections All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected. At time of inspection the following was observed: 1. At the time of inspection many sprinkler heads had been painted over.

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Code Requirement	Statement of Violation
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 904.12.5.2 2018)	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. First semi-annual servicing 2. Annual replacement of fusible links/auto sprinkler heads (IFC 904.12.5.3) 2. NAFED certification (IFC 904.1.1/WAC 51-54A-0904 All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected. At time of inspection the following was observed: 1. broken filters found in kitchen 2. blocked pull station in kitchen

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Code Requirement	Statement of Violation
7 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 2018)	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Annual report 2. Sensitivity Testing (IFC 907.8.3) 3. Monthly single and multiple station alarms test (IFC 907.8) 4. NICET or ES/NTS Certification (IFC 907.10.1/WAC 51-54A-0907) All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected. At time of inspection the following was observed: 1. Will need to have alarm company verify if system detects smoke detector sensitivity

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Code Requirement	Statement of Violation
8 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 2015, 2018 WAC 51-54A)	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Carbon Monoxide Alarms and Detectors will need to be tested, maintained and documented on am monthly schedule ✓ All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected. At time of inspection the following was observed: 1. There were missing Carbon Monoxide alarms from the corridors/common areas that had HVAC duct work directly connecting to a fossil fuel burning central heating appliance. 2. There were missing Carbon Monoxide alarms from areas that had directly connecting to a fossil fuel burning to appliances.
9 Emergnecy Lighting Equipment Inspection and Testing	
Emergency lighting shall be maintained in accordance with Section 1008 and shall be inspected and tested in accordance with Sections 1031.10.1 and 1031.10.2. (IFC 1031.10 2018)	At time of inspection the following was observed: 1. Found multiple emergency lights out in all stairwells ✓
10 Exit Signs	
Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed. (IFC 1031.4 2018)	At time of inspection the following was observed: 1. 3rd floor exit sign by south stairwell not working ✓

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Code Requirement	Statement of Violation
11 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.	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Fire/smoke damper 4-year inspection will need to be performed and documented All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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Code Requirement	Statement of Violation
12 NFPA 80 Fire Door Inspection and Testing	
5.2.1 Inspection and Testing. Upon completin of the installation, door, shutters, and window assemblies shall be inspected and tested in accordance with 5.2.4. 5.2.4 Periodic Inspection and Testing. 5.2.4.1 Periodic inspections and testing shall be performed not less than annually. 5.2.2.4 A record of all inspections and testing shall be provided that includes, but is not limited to, the following information: 1. Date of inspection 2. Name of facility 3. Address of facility 4. Name of person(s) performing inspections and testing 5. Company name and address of inspecting company 6. Signature of inspector of record 7. Individual record of each inspected and tested fire door assembly 8. Opening identifier and location of each inspected and tested fire door assembly 9. Type and description of each inspected and tested fire door assembly 10. Verification of visual inspection and functional operation 11. Listing of deficiencies in accordance with 5.2.3, Section 5.3, and Section 5.4 And the following hall be checked: 1. Labels are clearly visible and legible 2. No open holes or breaks exist in surfaces of wither the door or frame 3. Glazing, vision light frames, and glazing beads are intact and securely fastened in place, if so equipped. 4. The door, frame, hinges, hardware, and non combustible threshold are secured, aligned and in working order with no visible, signs of damage 5. No parts are missing or broken 6. Door clearances do not exceed clearances listed in 4.8.4 and 6.3.1.7 7. The self-closing device is operational,: that is, the active door completely closes when operated from the full open position 8. If a coordinator is installed, the inactive lead close before the active lead	The following deficiencies were cited as a result of this inspection: At the time of inspection the following paperwork was not provided: 1. Facility will need to identify and establish a schedule for inspection of Fire Doors. Annual inspection of fire doors will need to be performed and completed. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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9. Latching hardware operates and secures the door when it is in the closed positon 10. Auxiliary hardware items that interfere or prohibit operation are not installed on the door or frame 11. No field modification to the door assembly have been preformed that void the label. 12. Meeting edge protection, gasketing and edge seals where required, are inspected to verify their presence and intertie 13. Signage affixed to a door meets the requirements listed in 4.1.4	

Next inspection scheduled on or after: 1/19/2024

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

LAURA CLINE, ED
Print Name and Title

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

Jason E Van Gorkum
Signature

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