



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

Business Name	RiverWest Senior Living	Provider Number	2762
Address	900 N WESTERN AVE ,	Approval Status	Approved
City, State, Zip	Wenatchee, WA 98801	Facility Type	Residential Care

On 04/13/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 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 2021)

The following violation was observed:

-The facility failed to provide documentation of fire drills being conducted for day, swing, and noc shifts, for all quarters, for the past twelve months. (Corrected)

2 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 violation was observed:

-In the Maintenance Room there was combustible storage within 3' obstructing access to the electrical panel. (Corrected)

3 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 was unable to provide documentation of the fire-resistance rated wall inspections within the past twelve months. (Corrected)

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Facility Type Residential Care

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Code Requirement

Statement of Violation

4 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:

-The facility was unable to provide documentation of the annual fire door inspections within the past twelve months. (Corrected)

5 Hold-Open Devices and Closers

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

(IFC 705.2.3 2021)

The following violations were observed:

The following fire rated doors had magnetic hold open devices installed that were not connected to the fire alarm system and propping the door open:

-ED Office (Corrected)
-Assistant ED Office (Corrected)

The following fire rated doors were propped open by door stoppers:

-Room 132 (Corrected)
-Room 114 (Corrected)
-Room 104 (Corrected)

6 Testing and Maintenance

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

(IFC 903.5 2021)

The following violations were observed:

-The facility was unable to provide documentation of the annual forward flow testing within the last twelve months. (Corrected, not available on this system)

-The facility was unable to provide documentation of quarterly fire sprinkler inspections for the fourth quarter within the last twelve months. (Corrected)

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Code Requirement

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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 behind the Reception desk was missing monthly inspections on the tag. (Corrected)

-The fire extinguisher in the Boiler Room was missing monthly inspections on the tag. (Corrected)

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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 violations were observed:

- The facility was unable to provide documentation of the semi-annual fire alarm system inspection, testing, and maintenance was completed within the last twelve months. (Corrected)
- The FACP breaker (#28) in electrical Panel E did not have a lock to prevent accidental trip. (Corrected)
- In the Employee Breakroom there was a pull station that was blocked by a couch (Corrected)
- A pull station was blocked by a chair and plant stand near Room 104. (Corrected)

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 was unable to provide documentation of monthly testing of carbon monoxide alarms for the past twelve months. (Corrected)

10 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 was unable to provide documentation of 30 second monthly activation test on the battery back up emergency lights and exit signs for the past twelve months. (Corrected)

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11 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 was unable to provide documentation of 90-minute annual power test on the battery back up emergency lights and exit signs within the past twelve months. (Corrected)

12 Maintenance

Emergency and standby power systems shall be maintained in accordance with NFPA 110 and NFPA 111 such that the system is capable of supplying service within the time specified for the type and duration required.

(IFC 1203.4 2021)

The following violations were observed:

-The facility was unable to provide documentation of the weekly inspections and monthly 30-minute full load testing on the emergency generator within the past twelve months. (Corrected)

-The facility was unable to provide documentation of the annual service and maintenance completed on the emergency generator within the past twelve months. (Corrected)

Next inspection scheduled on or after: 02/28/2027

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 Andrea Ely
2715 RUDKIN RD
Union Gap WA
(509) 531-3384

Andrea Ely

Digitally signed by
Andrea Ely
Date: 2026.04.13
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