



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

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

Business Name	Ponderosa Retirement Center	Provider Number	000804
Address	3300 ENGLEWOOD AVE ,	Approval Status	Disapproved
City, State, Zip	Yakima, WA 98902	Facility Type	Residential Care

On 04/02/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Storage in buildings.

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. (IFC 315.3 2021)	Corrected.
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2 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 315.2.1 2021)	Corrected.
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3 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.
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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)	Corrected.
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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)	Corrected.
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6 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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7 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following violation still remains, due to the deficiencies noted on the fire sprinkler service report dated 03/05/2025. 2. The facility was unable to provide documentation of the 5-year FDC Hydro Testing within the last five years. Note: Due to the FDC deficiency noted on the fire sprinkler service report dated 03/05/2025, repairs must be completed and a report must be submitted to our office for review.
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Code Requirement	Statement of Violation
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8 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)	Corrected.
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9 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 still remains: 1. The facility failed to provide documentation of the fire alarm system annual maintenance inspection. Report provided was missing the date completed. Note: An Involving viewed on site showed a service date of 03/01/2024. A report is required to be submitted to our office for review.
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Code Requirement	Statement of Violation
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10 Illumination Required

The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. Exception: 1. Occupancies in Group U 2. Aisle accessways in Group A 3. Dwelling units and sleeping units in Group R-1, R-2 and R-3 4. Sleeping units of Group I occupancies (IFC 1008.2 2021)	Corrected.
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11 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)	Corrected.
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12 Security of Areas

Areas used for the storage, use and handling of compressed gas containers, cylinders, tanks and systems shall be secured against unauthorized entry and safeguarded in an approved manner. (IFC 5303.5.1 2021)	Corrected.
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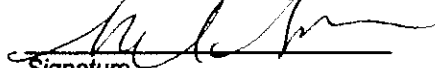
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Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 05/02/2025

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

Manny Deloza - Administrator
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: 2025.04.10 01:28:08
-07'00'

Signature

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On 02/25/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Storage in buildings.

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

(IFC 315.3 2021)

The following violation was observed:

In the Maintenance Storage Room, there is a significant amount of parts, equipment, and storage that is on the floor and on shelving that is unstable.

2 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 315.2.1 2021)

The following violation was observed:

In the Maintenance Storage Room, combustible storage was within 18" of sprinkler heads.

3 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 violations were observed:

The following areas had unfused multi-plug adapters in use:

1. Room 323, plugged into to the TV.
2. Room 312, plugged in behind the chair.
3. Room 304, plugged in living area.
4. Room 218, plugged in living area.
5. Room 228, plugged in bedroom.
6. Room 123, plugged into 2 power strips.
7. Room 112, plugged in the bathroom.
8. Front Office, plugged into back wall.

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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 violations were observed:

1. The facility failed to provide documentation of the annual fire-resistant-rated construction inspection.
2. There was a breach in the ceiling of the Maintenance Office.

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 violation was observed:

1. The Salon Door was propped open. (Corrected)
2. The 2nd Floor Laundry Room did not have a self-closure installed.
3. The Kitchen Door to the corridor was propped open. (Corrected)
4. The Kitchen Door does not have a self-closure installed.
4. The Boiler Room does not have a self-closure installed.

6 Door Operation

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

(IFC 705.2.4 2021)

The following violations were observed:

The following doors failed to fully close and latch when released from the fully open position.

1. The door to Room 323.
2. The door to the Breakroom across from 311.
3. The door to the Elevator Equipment Room.

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Code Requirement

Statement of Violation

7 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 was unable to provide documentation of the annual forward flow testing within the last twelve months.
2. The facility was unable to provide documentation of the 5-year FDC Hydro Testing within the last five years.
3. In the Kitchen, the sprinkler heads were loaded with debris.

8 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 Activities Room is undercharged.

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9 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: 1. The facility failed to provide documentation of the fire alarm system annual maintenance inspection. Report provided was missing the date completed. 2. The facility failed to provide documentation of the fire alarm system semi-annual maintenance inspection.
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10 Illumination Required

The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. Exception: 1. Occupancies in Group U 2. Aisle accessways in Group A 3. Dwelling units and sleeping units in Group R-1, R-2 and R-3 4. Sleeping units of Group I occupancies (IFC 1008.2 2021)	The following violation was observed: The Generator Transfer Room does not have any emergency egress lighting installed.
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11 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 violation was observed: The facility failed to provide documentation of the annual service on the emergency generator. Documentation of a scheduled service date of 02-04-2025 was provided.
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12 Security of Areas

Areas used for the storage, use and handling of compressed gas containers, cylinders, tanks and systems shall be secured against unauthorized entry and safeguarded in an approved manner. (IFC 5303.5.1 2021)	The following violation was observed: Room 206 did not have an "Oxygen In Use" sign posted at the door.
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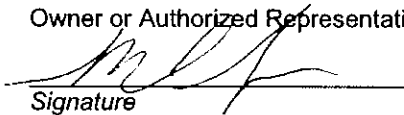
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Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 03/27/2025

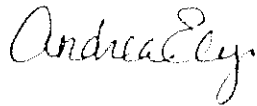
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Manuel DeLoza Executive Director
Print Name and Title

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


Signature

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