



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

|                         |                              |                        |                  |
|-------------------------|------------------------------|------------------------|------------------|
| <b>Business Name</b>    | University House At Issaquah | <b>Provider Number</b> | 001565           |
| <b>Address</b>          | 22975 SE BLACK NUGGET RD ,   | <b>Approval Status</b> | Approved         |
| <b>City, State, Zip</b> | Issaquah, WA 98029           | <b>Facility Type</b>   | Residential Care |

On 9/11/2023 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

Susan Vahlkamp  
Signature

Susan Vahlkamp Executive Director  
Print Name and Title

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

[Signature]  
Signature

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

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



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| Code Requirement | Statement of Violation |
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### 1 Equipment Rooms - Storage in Buildings

|                                                                                                                                                                                              |                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.<br><br>(IFC 315.3.3 2018) | At time of inspection the following was observed:<br><br>1. Electrical room are being used as storage |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

### 2 Extension Cords

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.<br><br>(IFC 604.5 2018) | At time of inspection the following was observed:<br><br>1. Found in stairwell 4, 3rd floor |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

### 3 Cleaning

|                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 607.3.3.1 through 607.3.3.3.<br><br>(IFC 607.3.3 2018) | The following deficiencies were cited as a result of this inspection:<br><br>At the time of inspection the following paperwork was not provided:<br><br>1. First semi-annual hood cleaning<br><br>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been 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 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 by 30 days of this inspection.
2. Annual inspection of fire-resistance-rated construction will need to be performed and completed by end of 2023.

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

**5 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. Double doors by resident room 103 would not latch
2. Double doors by resident room 144 would not latch
3. Double doors by resident room 128 would not latch

**6 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:

1. System is found in Yellow Status

10/26  
10/27

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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**7 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)

Sep 21 - 2<sup>n</sup>

Want to see Report

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. Second semi-annual service
3. Annual replacement of fusible links/auto sprinkler heads (IFC 904.12.5.3)

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. System is found in Yellow Statis

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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 2015, 2018)

At time of inspection the following was observed:

1. Found Fire extinguisher that had not been service over two years by outside company

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**9 Fuel-Burning Forced-Air Furnaces**

Carbon monoxide detection shall be provided in dwelling units, sleeping units and classrooms served by a fuel-burning, forced-air furnace.

Exception: Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms where a carbon monoxide detector is provided in the first room or area served by each main duct leaving the furnace, and the carbon monoxide alarm signals are automatically transmitted to an approved location.

(IFC 915.1.3 2018)

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. Need Carbon Monoxide detectors in boiler room

**10 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 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 90 minute power test had not been 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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**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 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 service
2. Log of weekly inspections
3. Monthly 30-minute full load test or an Annual 4 hour load test

All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.

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**12 Circuit Identification and Accessibility**

10.6.5.2 Circuit Identification and Accessibility.  
10.6.5.2.1 The location of the branch circuit disconnecting means shall be permanently identified at the control unit.  
10.6.5.2.2 System circuit disconnecting means shall be permanently identified as to its purpose in accordance with the following:  
(1) "FIRE ALARM" for fire alarm systems  
(2) "EMERGENCY COMMUNICATIONS" for emergency communications systems  
(3) "FIRE ALARM/ECS" for combination fire alarm and emergency communications systems  
10.6.5.2.3 For fire alarm and/or signaling systems, the circuit disconnecting means shall have a red marking.  
10.6.5.2.4 The red marking shall not damage the overcurrent protective devices or obscure the manufacturer's markings.  
10.6.5.2.5 The circuit disconnecting means shall be accessible only to authorized personnel.  
10.6.5.3 Mechanical Protection. The branch circuit(s) and connections shall be protected against physical damage.  
10.6.5.4 Circuit Breaker Lock. Where a circuit breaker is the disconnecting means, a listed breaker locking device shall be installed.  
10.6.5.5 Overcurrent Protection. An overcurrent protective device of suitable current-carrying capacity that is capable of interrupting the maximum short-circuit current to which it can be subject shall be provided in each ungrounded conductor.

(NFPA 72 10.6.5.2)

At time of inspection the following was observed:

1. Verify fire alarm circuit breaker in the electrical room is not missing the required lock device - locking breaker in the 'ON' position.

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**13 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.

*Mc Donald mechanical*

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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**14 NFPA 80 Fire Door Inspection and Testing**

5.2.1 Inspection and Testing. Upon completion 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 shall be checked:

1. Labels are clearly visible and legible
2. No open holes or breaks exist in surfaces of either 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 by 30 days of this inspection.
2. Annual inspection of fire doors will need to be performed and completed by end of 2023.

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 position<br>10. Auxiliary hardware items that interfere or prohibit operation are not installed on the door or frame<br>11. No field modification to the door assembly have been preformed that void the label.<br>12. Meeting edge protection, gasketing and edge seals where required, are inspected to verify their presence and intertie<br>13. Signage affixed to a door meets the requirements listed in 4.1.4 |                        |

Next inspection scheduled on or after: 8/28/2023

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

Susan Vahlkamp  
Signature

Susan Vahlkamp Executive Director  
Print Name and Title

Deputy State Fire Marshal Jason Van Gorkum  
2803 156 AVE SE  
Bellevue WA 98007  
(360) 481-3933

Jason E Van Gorkum  
Signature