



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

Business Name	Brookdale Foundation House	Provider Number	001917
Address	32290 1st ,	Approval Status	Approved
City, State, Zip	Federal Way, WA 98003	Facility Type	Residential Care

On 09/18/2023 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


Signature

Brian Thompson Dm
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 984455104
(360) 584-5796


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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Phone: (360) 596-3900

Business Name Brookdale Foundation House

Provider Number 001917

Address 32290 1st ,

Approval Status Disapproved

City, State, Zip Federal Way, WA 98003

Facility Type Residential Care

On 08/09/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

On 08/09/2023 an unannounced Fire and Life Safety Code inspection was conducted at Brookdale Foundation House by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.

The following deficiencies were cited as a result of this inspection:

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.

(IFC 604.5 2018)

The following violation was observed at the time of inspection:

The activities room has an extension cord plugged into a power strip. - 2nd floor # 8152 ✓

3 Unapproved conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

(IFC 604.6, 2018)

The following violation was observed at the time of inspection:

Resident room 329 has two open cable boxes. ✓

The Laundry room on 1st floor has a broken cover plate. - by back door ✓

4 Records

Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.

(IFC 607.3.3.3 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation for their annual and semi annual hood cleaning. ✓



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5 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 violation was observed at the time of inspection:

The facility was unable to provide record of their annual fire wall inspection and/or repairs for all fire-resistant-rated construction.

6 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 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide inventory record of their annual inspection and/or repairs for all fire-resistant-rated doors.

7 Door Operation

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

(IFC 705.2.4 2018)

The following violation was observed at the time of inspection:

The following doors did not close / latch properly when tested:

1. Club room # 316
2. PPE storage room # 8169 - 2nd floor
3. Cross corridor # 8018 - 1st floor by private dining

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8 Duct and Air Transfer Openings - Maintaining Protection

Dampers protecting ducts and air transfer openings shall be inspected and maintained in accordance with NFPA 80 and NFPA 105. Other products or materials used to protect the openings for ducts and air transfer openings shall be securely attached to or bonded to the construction containing the duct or air transfer opening, without visible openings through or into the cavity of the construction. Any damaged products or materials protecting duct and air transfer openings shall be repaired, restored or replaced.

(IFC 706.1 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation for their last fire/smoke damper testing.

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

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.

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Code Requirement

Statement of Violation

9 Combustible Decorative Materials

In Groups A, B, E, I, M and R-1 and in dormitories in Group R-2, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall comply with Section 807.3 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached. Fixed or movable walls and partitions, paneling, wall pads and crash pads applied structurally or for decoration, acoustical correction, surface insulation or other purposes shall be considered to be interior finish, shall comply with Section 803 and shall not be considered decorative materials or furnishings.

Exceptions:

1. In auditoriums in Group A, the permissible amount of curtains, draperies, fabric hangings and similar combustible decorative material suspended from walls or ceilings shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, and where the material is installed in accordance with Section 803.15 of the International Building Code.
2. In Group R-2 dormitories, within sleeping units and dwelling units, the permissible amount of curtains, draperies, fabric hangings and similar decorative materials suspended from walls or ceilings shall not exceed 50 percent of the aggregate wall areas where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.
3. In Group B and M occupancies, the amount of combustible fabric partitions suspended from the ceiling and not supported by the floor shall comply with Section 807.3 and shall not be limited.
4. The 10-percent limit shall not apply to curtains, draperies, fabric hangings and similar combustible decorative materials used as window coverings.

(IFC 807.2 2018)

The following violation was observed at the time of inspection:

Resident room 170 has a large amount of pictures on her door and the walls in the corridor. They do not appear to be fire retardant.

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10 Inspection, Testing and Maintenance

Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

(IFC 901.6 2018)

The following violation was observed at the time of inspection:

The following locations have painted sprinkler heads:

1. 3rd floor storage room # 8203 - by room 359
2. 2nd floor electrical room # 8167

11 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide their quarterly sprinkler inspections.

12 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 violation was observed at the time of inspection:

The facility was unable to provide service reports showing that the kitchen suppression system has been serviced annually and semi-annually in the past 12 months.

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

13 Extinguishers Weighing 40 Pounds or Less

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

(IFC 906.9.1 2015, 2018)

The following violation was observed at the time of inspection:

The little kitchen on the 2nd floor has a fire extinguisher mounted above the 5 foot requirement.

14 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(IFC 915.6 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation showing that testing of their CO detectors have been performed in the past 12 months.



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15 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 1031.10.1 2018)

The following violation was observed at the time of inspection:

The facility was unable to provide documentation showing that 30-second monthly testing of the emergency lighting has been performed in the last 12 months.

16 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 violation was observed at the time of inspection:

The facility was unable to provide documentation showing that 90-minute annual testing of the emergency lighting has been performed in the last 12 months.

17 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 violation was observed at the time of inspection:

The facility was unable to provide documentation for their annual generator inspection, monthly load bank tests and their weekly generator checks.

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

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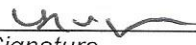
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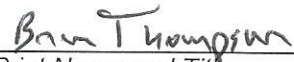
Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 09/08/2023

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


Signature


Print Name and Title

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