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

Business Name	Highgate Senior Living - Wenatchee	***Provider Number***	2225
Address	1320 S MILLER ST ,	***Approval Status***	Approved
City, State, Zip	Wenatchee, WA 98801	***Facility Type***	Residential Care

On 09/01/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 Water Supplies

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. For connections to public waterworks system, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official. (IFC 903.3.5 2021)	The following violations were observed: -The facility failed to provide documentation of the fourth quarterly inspection of the fire sprinkler system within the past twelve months for the Manor and Cottages facilities. (Corrected) -In the Riser Room of the Manor facility, there was no fire sprinkler head wrench located in the sprinkler box. (Corrected)

2 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 fire alarm control panel power breakers were missing a locking device in the following locations: -Manor Facility: Breaker #33 (no panel label) (Corrected) -Cottages: Panel C, Breaker #9. (Corrected)

Initials of Authorized Facility Representative: JH

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Code Requirement	Statement of Violation

3 Delayed Egress Locking System

The delayed egress locking system shall be installed and operated in accordance with all of the following: 1. The delay electronics of the delayed egress locking system shall deactivate upon actuation of the automatic sprinkler system or automatic fire detection system, allowing immediate, free egress. 2. The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress. 3. The delayed egress locking system shall have the capability of being deactivated at the fire command center and other approved locations. 4. An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than 15 seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only. Exception: Where approved , a delay of not more than 30 seconds is permitted on a delayed egress door. 5. The egress path from any point shall not pass through more than one delayed egress locking system. Exceptions: 1. In Group I-1, Condition 2, Group I-2 or I-3 occupancies, the egress path from any point in the building shall pass through not more than two delayed egress locking systems provided that the combined delay does not exceed 30 seconds. 2. In Group I-1, Condition 1 or Group I-4 occupancies, the egress path from any point in the building shall pass through not more than two delayed egress locking systems provided that the combined delay does not exceed 30 seconds and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. 6. A sign shall be provided on the door and shall be located above and within 12 inches (305 mm) of the door exit	The following violation was observed: -The delayed egress door from the front lobby to the vestibule in the Cottages facility was inoperable when tested; the door would not open after 15-seconds of activation. (Corrected)

Initials of Authorized Facility Representative: JL

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Code Requirement	Statement of Violation
hardware: Exception: Where approved , in Group I occupancies, the installation of a sign is not required where care recipients who, because of clinical needs, require restraint or containment as part of the function of the treatment area. 6.1. For doors that swing in the direction of egress, the sign shall read: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." 6.2. For doors that swing in the opposite direction of egress, the sign shall read: "PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS." 6.3. The sign shall comply with the visual character requirements in ICC A117.1. 7. Emergency lighting shall be provided on the egress side of the door. 8. The delayed egress locking system units shall be listed in accordance with UL 294. (IFC 1010.2.13.1 2021)	

Next inspection scheduled on or after: 08/31/2027

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

Jean F. Lehman, Executive Director

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: 2026.09.01 13:36:25 -07'00' Adobe Acrobat Reader version: 2026.001.21789

Signature

Initials of Authorized Facility Representative: JFL

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Business Name	Highgate Senior Living - Wenatchee	***Provider Number***	2225
Address	1320 S MILLER ST ,	***Approval Status***	Disapproved
City, State, Zip	Wenatchee, WA 98801	***Facility Type***	Residential Care

On 07/21/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 Water Supplies

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. For connections to public waterworks system, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official. (IFC 903.3.5 2021)	The following violations were observed: -The facility failed to provide documentation of the fourth quarterly inspection of the fire sprinkler system within the past twelve months for the Manor and Cottages facilities. -In the Riser Room of the Manor facility, there was no fire sprinkler head wrench located in the sprinkler box.

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Next inspection scheduled on or after: 08/20/2026

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

Jean F. Lehman
Signature

Jean F. Lehman, Executive Director
Print Name and Title

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

Andrea Ely
Signature

Digitally signed by Andrea Ely
Date: 2026.07.21 14:11:10 -07'00'

Initials of Authorized Facility Representative: JH

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