



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

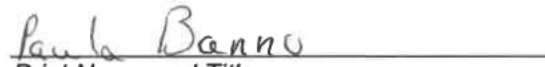
Business Name	Mountlake Terrace Plaza	Provider Number	2373
Address	23303 58th AVE ,	Approval Status	Approved
City, State, Zip	Mountlake Terrace, WA 98043	Facility Type	Residential Care

On 08/16/2023 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


Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Jesse Ward
Digitally signed by Jesse Ward
Date: 2023.08.16 08:57:45
-07'00'
Signature

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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Fire Protection Bureau

Phone: (360) 596-3900

Business Name	Mountlake Terrace Plaza	Provider Number	2373
Address	23303 58th AVE ,	Approval Status	Disapproved
City, State, Zip	Mountlake Terrace, WA 98043	Facility Type	Residential Care

On 05/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 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)

1. Facility is unable to provide documentation for the annual servicing of the emergency generator.
2. Facility is unable to provide documentation for the weekly inspections and Monthly 30 minute full load testing.
3. Facility states that the generator is down and has been for several months. This needs to be repaired by the time of reinspection.

Next inspection scheduled on or after: 06/17/2023

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

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Signature

Benson Young DE

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



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Phone: (360) 596-3900

Business Name Mountlake Terrace Plaza

Provider Number 2373

Address 23303 58th AVE ,

Approval Status Disapproved

City, State, Zip Mountlake Terrace, WA 98043

Facility Type Residential Care

On 03/30/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

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.

(IFC 315.3.3 2018)

The mechanical room by unit 317 has an excessive amount of storage in it and will need to be cleaned up.

2 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

(IFC 604.1 2018)

The employee break room has multiple appliances plugged into a surge protector. These devices need to be plugged directly into the wall.

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 2018 WAC 51-54A)

Facility is unable to provide documentation that the annual fire wall inspection has been completed.

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City, State, Zip	Mountlake Terrace, WA 98043	Facility Type	Residential Care

On 03/30/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

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 2018)	Facility is unable to provide documentation that the annual fire door inspection has been completed. NFPA 80 (2016) 5.2.3.5.2 As a minimum, the following items shall be verified: (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 noncombustible 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 leaf closes before the active leaf. (9) Latching hardware operates and secures the door when it is in the closed position. (10) Auxiliary hardware items that interfere or prohibit operation are not installed on the door or frame. (11)* No field modifications to the door assembly have been performed that void the label. (12) Meeting edge protection, gasketing and edge seals, where required, are inspected to verify their presence and integrity. (13) Signage affixed to a door meets the requirements listed in 4.1.4.

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Facility Type Residential Care

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Code Requirement

Statement of Violation

5 Door Operation

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

(IFC 705.2.4 2018)

1. Office on second floor by room 205 fire door was propped open
2. Both fire doors on the activity room have magnet hold, opens on them that are not attached to the fire alarm system, and they need to be removed so the doors can close and latch by themselves
3. The fire door on the fitness room has a wedge on it that keeps it open, but then the hinges also don't seem to close the door. This needs to be repaired
4. Both of the employee lounge and the dining services directors office doors are fire doors. They were found open and need to be kept closed.

6 Testing and Maintenance

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

(IFC 903.5 2009, 2012, 2015, 2018)

1. Facility is unable to provide documentation for the 5 year internal piping inspection. This also includes any standpipes and gauge replacement or testing required.
2. Facility is unable to provide documentation for the 3 year dry system full flow trip test.
3. Facility is unable to provide documentation for the quarterly sprinkler system inspections.
4. Facility was unable to provide documentation that the Fire Department Connection has been hydrostatically tested in accordance with NFPA 25.
NFPA 25 (2017) - 13.8.5 The piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 psi (10 bar) for 2 hours at least once every 5 years.
5. There are several locations in the building of sprinkler heads missing escutcheons. This needs to be assessed building wide and repaired.



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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 2015, 2018)

Fire extinguishers in the building do not appear to have been inspected since December 2022

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 2018)

Facility is unable to provide documentation for the required smoke detector sensitivity testing.

Facility is unable to provide documentation for the monthly single station smoke alarm testing.



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Facility Type Residential Care

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Code Requirement

Statement of Violation

9 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)

Facility is unable to provide documentation for the monthly carbon monoxide detector testing.
NFPA 720 8.7.1 Single - and multiple-station carbon monoxide alarms and all connected appliances shall be inspected and tested in accordance with the manufacturer's published instructions at least monthly.

10 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)

1. Facility is unable to provide documentation for the annual servicing of the emergency generator.
2. Facility is unable to provide documentation for the weekly inspections and Monthly 30 minute full load testing.
3. Facility states that the generator is down and has been for several months. This needs to be repaired by the time of reinspection.

11 Special Requirements

In addition to the fire and life safety standards listed in WAC 212-12-010, the following shall apply: In all occupancies inspected by the state fire marshal's office, emergency lighting for means of egress shall be provided. Emergency systems shall activate automatically in a power failure and be supplied from storage batteries or an on-site generator set.

(WAC 212-12-035 2020)

- Facility is unable to provide documentation for the monthly 30 second activation test for the emergency lights.
- Facility is unable to provide documentation for the annual 90 minute power test for the emergency lights.

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Code Requirement	Statement of Violation
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Next inspection scheduled on or after: 04/29/2023

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

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Signature