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

Business Name	Ida Culver House Broadview	***Provider Number***	945
Address	12505 GREENWOOD AVE N,	***Approval Status***	Disapproved
City, State, Zip	Seattle, WA	***Facility Type***	Residential Care

On 05/14/2026 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation

1 Admin Fire & Life Safety Inspection

	The following deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building A: 1. The facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs. Building B: 1. The facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs. Building C: 1. The facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs. Building D: 1. The facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs. Building E: 1. The facility must maintain detailed documentation and maps of fire-rated construction locations, including annual inspection reports detailing testing dates, modifications, and repairs. All inspection reports must be completely filled out from vendor

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	and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspectio

2 Equipment Rooms

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 315.2.3 2021)	Corrected

3 Open electrical terminations

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 603.2.2, 2021)	Corrected

4 Cleaning

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3. (IFC 606.3.3 2021)	Corrected

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 2021)	

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6 Penetrations - Maintaining Protection

Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions. (IFC 703.1 2021)	Corrected

7 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 2021)	Corrected

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8 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	The following deficiencies were cited as a result of this inspection: At time of inspection the following was observed: Building B: On the 3rd floor, the dry storage room will not close and latch. Building D: On the 3rd floor, the double doors by storage D324 will not latch. .

9 Testing

Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained. (IFC 705.2.6 2018)	The following deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building B: Vertical fire rated door on the 2nd floor, does not show it has been tested. Vertical fire rated door in kitchen, does not show it has been tested. All inspection reports must be completely filled out from vendor and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspectio

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Code Requirement	Statement of Violation

10 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 2021) 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. (NFPA 80.19.4)	Corrected

11 Installation Requirements

Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8. (IFC 903.3 2021)	Corrected

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12 Testing and Maintenance

Code Requirement	Statement of Violation
Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building A: 1. Annual Sprinkler System report-deficiencies on report-need full head replacment 2. Annual forward flow test (NFPA 25 13.7.2.1) Building B: 1. Annual forward flow test (NFPA 25 13.7.2.1) Building C: 1. Annual forward flow test (NFPA 25 13.7.2.1) 2. 1. Annual Sprinkler System report-deficiencies on report-need full head replacment Building D: 1. Annual Sprinkler System report 2. Annual forward flow test (NFPA 25 13.7.2.1) 3. Annual Trip Test (NFPA 25 13.4.4.2.2) 4. Quarterly inspections Reports Building E: 1. Annual Sprinkler System report 2. Annual forward flow test (NFPA 25 13.7.2.1) 3. Annual Trip Test (NFPA 25 13.4.4.2.2)

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13 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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Code Requirement	Statement of Violation
14 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 deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building A: 1. Annual Report 2. Semi-Annual Report 3. Smoke detector sensitivity Report IFC 907.8.3 Building B: 1. Annual Report 2. Semi-Annual Report 3. Smoke detector sensitivity Report IFC 907.8.3 Building C: 1. Annual Report 2. Semi-Annual Report 3. Smoke detector sensitivity Report IFC 907.8.3 Building D: 1. Annual Report 2. Semi-Annual Report 3. Smoke detector sensitivity Report IFC 907.8.3 Building E: 1. Annual Report 2. Semi-Annual Report 3. Smoke detector sensitivity Report IFC 907.8.3 All inspection reports must be completely filled out from vendor and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspection.

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15 Carbon Monoxide Detection - General	
Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code. (IFC 0915.1 2021 WAC 51-54A)	Corrected
16 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 1032.10.1 2021)	Corrected
17 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 2021)	The following deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building D: 1. Annual 90 minute power test had not been performed and documented All inspection reports must be completely filled out from vendor and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspection.

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18 Chute Discharge Protection	
Chute discharges shall be equipped with a self-closing or automatic-closing opening protective in accordance with Section 716 of the International Building Code and having a fire protection rating of not less than 1 hour. (IFC 1103.4.9.5 2021)	The following deficiencies were cited as a result of this inspection: At the time of inspection, the following documentation was not provided. Documents shall include the following, where applicable: Building A: 1. On the 2nd floor, the trash chute door latch gets stuck causing the chute to not latch. All inspection reports must be completely filled out from vendor and verify the report shows no deficiencies. If deficiencies are noted on report, additional documentation will be required to show that deficiencies have been corrected prior to re-inspection.

Next inspection scheduled on or after: 06/13/2026

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

_____ _____
Signature Print Name and Title

Deputy State Fire Marshal Kimberly Bloor
PO Box 42600
Olympia WA 985042600
(360) 596-3922

Kimberly Bloor
Digitally signed by Kimberly Bloor
Date: 2026.05.15 16:07:54 -07'00'
Signature

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