




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

Business Name	Living Court Assisted Living Community	Provider Number	2153
Address	2229 JENSEN ST ,	Approval Status	Approved
City, State, Zip	Enumclaw, WA 98022	Facility Type	Residential Care

On 08/21/2024 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

Saul Mora Maintenance Director
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.



Business Name	Living Court Assisted Living Community	Provider Number	2153
Address	2229 JENSEN ST ,	Approval Status	Disapproved
City, State, Zip	Enumclaw, WA 98022	Facility Type	Residential Care

On 07/09/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Administration

	<p>On 07/09/2024 an unannounced Fire and Life Safety Code re-inspection was conducted at Living Court Assisted Living Community by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.</p> <p>The following deficiencies were cited as a result of this re-inspection:</p>
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2 Door Operation

<p>Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)</p>	Corrected
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3 Duct and Air Transfer Openings - Maintaining Protection

<p>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)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility's fire damper report shows that 1 damper failed. The facility was unable to provide documentation showing it was corrected.</p> <p>The facility has all of their dampers inspected due to not knowing which damper failed. Four of the dampers failed and the contractor is working on correcting them.</p>
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On 07/09/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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4 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility was unable to provide documentation for:</p> <ol style="list-style-type: none"> 1. Quarterly sprinkler reports - The facility indicated they are wanting to switch contractors. The facility has not scheduled yet due not having a new contractor. 2. Forward flow test - The facility has bids but the test has not been scheduled yet.
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Next inspection scheduled on or after: 08/08/2024

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 Cozetta Christian
 2502 112TH E
 Tacoma WA 984455104
 (360) 584-5796



 Signature

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Business Name	Living Court Assisted Living Community	Provider Number	2153
Address	2229 JENSEN ST ,	Approval Status	Disapproved
City, State, Zip	Enumclaw, WA 98022	Facility Type	Residential Care

On 06/03/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

	<p>On 06/03/2024 an unannounced Fire and Life Safety Code re-inspection was conducted at Living Court Assisted Living Community by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.</p> <p>The following deficiencies were cited as a result of this re-inspection:</p>
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2 Installation

<p>Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.</p> <p>(IFC 603.5.3, 2021)</p>	Corrected
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3 Inspection and Maintenance

<p>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.</p> <p>(IFC 705.2 2021)</p>	Corrected
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4 Door Operation

<p>Swinging fire doors shall close from the full-open position and latch automatically.</p> <p>(IFC 705.2.4 2021)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>Cross corridor FD-22 by room 212 (new side) did not close / latch properly when retested. - 2nd floor</p>
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On 06/03/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

5 Duct and Air Transfer Openings - Maintaining Protection

<p>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.</p> <p>(IFC 706.1 2018)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility's fire damper report shows 1 damper failed. The facility was unable to provide documentation showing it has been corrected.</p>
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6 Inspection, Testing and Maintenance

<p>Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.</p> <p>(IFC 901.6 2021)</p>	<p>Corrected</p>
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7 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901.</p> <p>(IFC 903.5 2009, 2012, 2015, 2018)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility was unable to provide documentation for:</p> <ol style="list-style-type: none"> 1. 3 year full flow trip test - Scheduled for June 11, 2024 2. Quarterly sprinkler inspections 3. Forward flow test
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8 Extinguishing System Service

<p>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.</p> <p>(IFC 904.13.5.2 2021)</p>	<p>Corrected</p>
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Code Requirement

Statement of Violation

9 Portable Fire Extinguishers - General Requirements

<p>Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. <p>(IFC 906.2 2021)</p>	<p>Corrected</p>
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10 Extinguishers Weighing 40 Pounds or Less

<p>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.</p> <p>(IFC 906.9.1 2021)</p>	<p>Corrected</p>
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On 06/03/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

11 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)	Corrected
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12 Smoke Detector Sensitivity

Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed. (IFC 907.8.3 2021)	Corrected
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13 Internally Illuminated Exit Signs

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times. (IFC 1013.5 2021)	Corrected
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Code Requirement

Statement of Violation

14 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)

Corrected

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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 07/03/2024

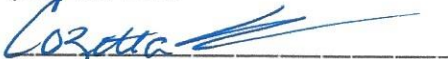
Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative


Signature

Saul Mora Maintenance Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
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Address	2229 JENSEN ST ,	Approval Status	Disapproved
City, State, Zip	Enumclaw, WA 98022	Facility Type	Residential Care

On 03/26/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

	<p>On 03/26/2024 an unannounced Fire and Life Safety Code inspection was conducted at Living Court Assisted Living by a representative of the Washington State Patrol, State Fire Marshal's Office to determine compliance with all applicable codes.</p> <p>The following deficiencies were cited as a result of this inspection:</p>
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2 Installation

<p>Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.</p> <p>(IFC 603.5.3. 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The Nurses room by the reception desk has a power strip dangling by the cord.</p>
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3 Inspection and Maintenance

<p>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.</p> <p>(IFC 705.2 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide inventory record of their annual inspection and/or repairs for all fire-resistant-rated doors.</p>
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Code Requirement

Statement of Violation

4 Door Operation

<p>Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)</p>	<p>The following violation was observed at the time of inspection: The following doors did not close / latch properly when tested:</p> <ol style="list-style-type: none"> 1. 2nd floor - Cross corridor FD-22 by 212 (new side) 2. Resident room 210 (new side) 3. 1st floor - Kitchen housekeeping door 4. 1st floor - Cross corridor FD-17 5. 1st floor - Cross corridor FD-17 (other door) would not open after closed. 6. 1st floor - Resident room 117 (old side) 7. 1st floor - Resident room 113 (old side)
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5 Duct and Air Transfer Openings - Maintaining Protection

<p>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)</p>	<p>The following violation was observed at the time of inspection: The facility's Fire Damper report shows 1 damper failed. The facility was unable to provide documentation showing it has been corrected.</p>
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On 03/26/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

6 Inspection, Testing and Maintenance

<p>Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8.</p> <p>(IFC 901.6 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The following locations have loaded sprinkler heads:</p> <ol style="list-style-type: none"> 1. 1st floor - Kitchen - by hot plate counter 2. 2nd floor - Laundry (old side) <p>The following locations have painted sprinkler heads:</p> <ol style="list-style-type: none"> 1. 1st floor - Kitchen 2. 2nd floor - Resident room 219 (old side) 3. 1st floor - By FD-9 (old side) <p>The following locations are missing escutcheon rings:</p> <ol style="list-style-type: none"> 1. Kitchen - over the hot plate appliance 2. Resident room 121(old side)
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7 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901.</p> <p>(IFC 903.5 2009, 2012, 2015, 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide documentation for the following:</p> <ol style="list-style-type: none"> 1. Annual sprinkler report 2. 3 year full flow trip test 3. Annual trip test 4. Quarterly sprinkler inspections 5. Forward flow test
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8 Extinguishing System Service

<p>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.</p> <p>(IFC 904.13.5.2 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide documentation for their current kitchen suppression servicing.</p>
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City, State, Zip	Enumclaw, WA 98022	Facility Type	Residential Care

On 03/26/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

9 Portable Fire Extinguishers - General Requirements

<p>Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 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. 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: <ol style="list-style-type: none"> Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 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. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations. <p>(IFC 906.2 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The fire extinguisher in the Activities office (old side) has not been maintained in accordance with NFPA 10.</p>
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10 Extinguishers Weighing 40 Pounds or Less

<p>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.</p> <p>(IFC 906.9.1 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The fire extinguisher in the outside storage room is mounted above the 5 foot requirement.</p>
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On 03/26/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

11 Inspection, Testing and Maintenance

<p>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.</p> <p>(IFC 907.8 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility's fire alarm report currently shows a deficiency due to the backflow rope tamper not reporting to panel.</p> <p>*Scheduled for repair*</p>
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12 Smoke Detector Sensitivity

<p>Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of 5 years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed.</p> <p>(IFC 907.8.3 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility is unable to provide documentation for last smoke detector sensitivity test report.</p>
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13 Internally Illuminated Exit Signs

<p>Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Section 1203. Exit signs shall be illuminated at all times.</p> <p>(IFC 1013.5 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The exit sign by room 226 (old side) did not work properly when tested.</p>
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Code Requirement

Statement of Violation

14 Circuit identification and Accessibility

<p>10.6.5.2 Circuit Identification and Accessibility.</p> <p>10.6.5.2.1 The location of the branch circuit disconnecting means shall be permanently identified at the control unit.</p> <p>10.6.5.2.2 System circuit disconnecting means shall be permanently identified as to its purpose in accordance with the following:</p> <p>(1) "FIRE ALARM" for fire alarm systems</p> <p>(2) "EMERGENCY COMMUNICATIONS" for emergency communications systems</p> <p>(3) "FIRE ALARM/ECS" for combination fire alarm and emergency communications systems</p> <p>10.6.5.2.3 For fire alarm and/or signaling systems, the circuit disconnecting means shall have a red marking.</p> <p>10.6.5.2.4 The red marking shall not damage the overcurrent protective devices or obscure the manufacturer's markings.</p> <p>10.6.5.2.5 The circuit disconnecting means shall be accessible only to authorized personnel.</p> <p>10.6.5.3 Mechanical Protection. The branch circuit(s) and connections shall be protected against physical damage.</p> <p>10.6.5.4 Circuit Breaker Lock. Where a circuit breaker is the disconnecting means, a listed breaker locking device shall be installed.</p> <p>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.</p> <p>(NFPA 72 10.6.5.2)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The fire alarm circuit breaker is missing the required lock device--locking breaker in the "ON" position.</p>
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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 04/25/2024


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

Saul Mora Maintenance Director
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
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Signature

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