



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

Business Name	Holden at Southcenter	Provider Number	2584
Address	112 ANDOVER PARK E,	Approval Status	Approved
City, State, Zip	Tukwila, WA 98188	Facility Type	Residential Care

On 08/27/2024 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

Shane Fodor, General manager
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.



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

Business Name	Holden at Southcenter	Provider Number	2584
Address	112 ANDOVER PARK E,	Approval Status	Disapproved
City, State, Zip	Tukwila, WA 98188	Facility Type	Residential Care

On 07/08/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration - New Requirements IFC 2018

610.1.2 Maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.	Corrected
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2 Administration

	On 07/08/2024 an unannounced Fire and Life Safety Code re-inspection was conducted at Holden at Southcenter 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 re-inspection:
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3 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code. (IFC 603.5, 2021)	The following violation was observed at the time of re-inspection: The Kitchen has multiple unapproved multi plug adapters in use. Resident room 621 has an unapproved multi plug adapter in use.
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4 Extension Cords

Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension 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 603.6 2021)	The following violation was observed at the time of re-inspection: The following locations have extension cords in use: 1. Resident room 621 2. Wellness exam room 3. Lifestyle & Leisure Director's office
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On 07/08/2024 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

5 Records

<p>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.</p> <p>(IFC 606.3.3.3 2021)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility was unable to provide documentation for their annual and semi annual hood cleaning.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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6 Penetrations - Maintaining Protection

<p>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.</p> <p>(IFC 703.1 2021)</p>	<p>Corrected</p>
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7 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 re-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> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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Code Requirement

Statement of Violation

8 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2021)	The following violation was observed at the time of re-inspection: The S2 Housekeeping door did not close / latch properly when retested. - 4th floor
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9 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)	Corrected
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10 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)	The following violation was observed at the time of re-inspection: Facility has Forward flow scheduled. Facility has quarterly sprinklers scheduled. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.
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11 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 904.13.5.2 2021)	The following violation was observed at the time of re-inspection: The facility was unable to provide a service report for their current kitchen suppression servicing. All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.
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Code Requirement

Statement of Violation

12 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 re-inspection:</p> <p>The fire alarm is in trouble status.</p> <p>The facilities fire alarm report shows deficiencies. The facility was unable to provide correction reports, and stated they are waiting on parts.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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13 Fuel-Burn Appliances Outside of Dwelling, Sleep Units & Classro

<p>Carbon monoxide detection shall be provided in dwelling units, sleeping units and classrooms located in buildings that contain fuel-burning appliances or fuel-burning fireplaces.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms without communicating openings between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms where a carbon monoxide detector is provided in one of the following locations: <ol style="list-style-type: none"> In an approved location between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace. <p>(IFC 915.1.4 2021)</p>	<p>Corrected</p>
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Code Requirement

Statement of Violation

14 Maintenance

<p>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.</p> <p>(IFC 1203.4 2021)</p>	<p>The following violation was observed at the time of re-inspection:</p> <p>The facility was unable to provide documentation for their fuel testing. Their 2022 fuel testing shows deficient. Unclear if it was ever corrected.</p> <p>Facility is currently waiting on report.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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15 Securing Compressed Gas Containers, Cylinders and Tanks

<p>Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:</p> <ol style="list-style-type: none"> 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use. <p>Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.</p> <p>(IFC 5303.5.3 2021)</p>	<p>Corrected</p>
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Code Requirement

Statement of Violation

16 Sprinklers Insepection

5.2.1.1.1* Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation (e.g., upright, pendent, or sidewall).	Corrected
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17 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state, at least twelve planned and unannounced fire drills shall be held every year. Drills shall be conducted quarterly on each shift in Group I and Group R2, Occupancies and monthly in Group E Occupancies to familiarize personnel with signals and emergency action required under varied conditions. A detailed written record of all fire drills shall be maintained and available for inspection at all times. When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms. Fire drills shall include the transmission of a fire alarm signal and simulation of emergency conditions. The fire alarm monitoring company shall be notified prior to the activation of the fire alarm system for drill purposes and again at the conclusion of the transmission and restoration of the fire alarm system to normal mode. (WAC 212-12-044)	Corrected
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Code Requirement

Statement of Violation

Next inspection scheduled on or after: 08/07/2024

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

Shane Fowler, Executive Director

Print Name and Title

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



Signature

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Code Requirement

Statement of Violation

1 Administration - New Requirements IFC 2018

610.1.2 Maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.

The following violation was observed at the time of inspection:

The Laundry room on 6th floor has excessive amount of lint behind appliances.

2 Administration

On 05/22/2024 an unannounced Fire and Life Safety Code inspection was conducted at Holden at Southcenter / Merrill Gardens Senior Living 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:

3 Relocatable power taps and current taps

Relocatable power taps and current taps. The construction and use of current taps and relocatable power taps shall be in accordance with NFPA 70 and this code.

(IFC 603.5, 2021)

The following violation was observed at the time of inspection:

The following locations have unapproved multi plug adapters in use:

1. Resident room 604; behind stand
2. Resident room 621
3. Salon - Memory care
4. Kitchen - throughout

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Code Requirement

Statement of Violation

4 Extension Cords

<p>Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension 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..</p> <p>(IFC 603.6 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The following locations have extension cords in use:</p> <ol style="list-style-type: none"> 1. Resident room 621 2. Salon - Memory care 3. Wellness exam room 4. Lifestyle & Leisure Director office 5. Executive Director's office
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5 Records

<p>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.</p> <p>(IFC 606.3.3.3 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide documentation for their annual and semi annual hood cleaning.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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6 Penetrations - Maintaining Protection

<p>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.</p> <p>(IFC 703.1 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The following locations have penetrations in the walls:</p> <ol style="list-style-type: none"> 1. IDF / MDF S2 by 617 2. Theater Mechanical room - 5th floor 3. Mechanical room in the Conference room - 5th floor <p>The following locations have unsealed conduits:</p> <ol style="list-style-type: none"> 1. IDF / MDF S1 by 517 2. IDF / MDF S1 by 317
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Code Requirement

Statement of Violation

7 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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8 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 inspection:</p> <p>The following doors did not close / latch properly when tested:</p> <ol style="list-style-type: none"> 1. Resident room 713 2. Housekeeping S2 4th floor 3. Housekeeping S2 by 318
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9 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 inspection:</p> <p>The facility's damper documentation show not all dampers were checked due to inaccessibility.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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Code Requirement

Statement of Violation

10 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2021)</p>	<p>The following violation was observed at the time of inspection: The facility was unable to provide documentation for:</p> <ol style="list-style-type: none"> 1. Quarterly sprinkler inspections 2. Forward flow <p>The facility's annual sprinkler report shows deficiencies. The facility was unable to provide a correction report.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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11 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. (IFC 904.13.5.2 2021)</p>	<p>The following violation was observed at the time of inspection: The facility was unable to provide documentation for their current kitchen suppression servicing.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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12 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. (IFC 907.8 2021)</p>	<p>The following violation was observed at the time of inspection: The facility's fire alarm report shows deficiencies. The facility was unable to provide a correction report.</p> <p>The fire alarm is currently in trouble status.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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Code Requirement

Statement of Violation

13 Fuel-Burn Appliances Outside of Dwelling, Sleep Units & Classro

<p>Carbon monoxide detection shall be provided in dwelling units, sleeping units and classrooms located in buildings that contain fuel-burning appliances or fuel-burning fireplaces.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms without communicating openings between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom. 2. Carbon monoxide detection shall not be required in dwelling units, sleeping units and classrooms where a carbon monoxide detector is provided in one of the following locations: <ol style="list-style-type: none"> 2.1. In an approved location between the fuel-burning appliance or fuel-burning fireplace and the dwelling unit, sleeping unit or classroom. 2.2. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace. <p>(IFC 915.1.4 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>There are no Carbon Monoxide alarms in the main Laundry room where gas fed appliances are being used.</p>
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14 Maintenance

<p>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.</p> <p>(IFC 1203.4 2021)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide documentation for their monthly 30 minute full load test.</p> <p>The facility was unable to provide documentation for their fuel testing. Their 2022 fuel testing shows deficient. Unclear if it was ever corrected.</p> <p>The generator does not have any emergency lighting.</p> <p>All inspection reports must verify that the system has no deficiencies, or document that all deficiencies have been corrected.</p>
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Code Requirement

Statement of Violation

15 Securing Compressed Gas Containers, Cylinders and Tanks

Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:

1. Securing containers, cylinders and tanks to a fixed object with one or more restraints.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

(IFC 5303.5.3 2021)

The following violation was observed at the time of inspection:

The kitchen has CO2 cylinders that are not secured.

16 Sprinklers Insepction

5.2.1.1.1* Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation (e.g., upright, pendent, or sidewall).

The following violation was observed at the time of inspection:

The following locations have paint / texture on the sprinkler heads:

1. In hall by 518
2. Work room / Staff only room

The kitchen has multiple loaded heads throughout.

The following locations are missing escutcheon rings:

1. Housekeeping S2 - by 318
2. Memory Care bathroom by Salon

Housekeeping closet in Memory care has a sprinkler head with a plastic cap on it. - by 207

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Code Requirement

Statement of Violation

17 Fire Drills

In all Group I, Group E, and Group R2 Occupancies licensed by the state, at least twelve planned and unannounced fire drills shall be held every year. Drills shall be conducted quarterly on each shift in Group I and Group R2, Occupancies and monthly in Group E Occupancies to familiarize personnel with signals and emergency action required under varied conditions. A detailed written record of all fire drills shall be maintained and available for inspection at all times. When drills are conducted between 9:00 p.m. and 6:00 a.m., a coded announcement may be used instead of audible alarms. Fire drills shall include the transmission of a fire alarm signal and simulation of emergency conditions. The fire alarm monitoring company shall be notified prior to the activation of the fire alarm system for drill purposes and again at the conclusion of the transmission and restoration of the fire alarm system to normal mode.

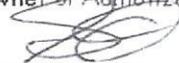
(WAC 212-12-044)

The following violation was observed at the time of inspection:
The facility was not able to provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

Next inspection scheduled on or after: 06/21/2024

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

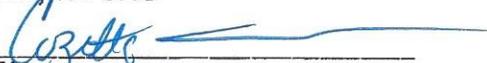
Owner or Authorized Representative



Signature

Shane Fowler General Manager
Print Name and Title

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



Signature