



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

Business Name Charlton Place	Provider Number 2120
Address 9723 STEELE ST ,	Approval Status Approved
City, State, Zip Tacoma, WA	Facility Type Residential Care

On 8/25/2025 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
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1 Owner's Responsibility

<p>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.</p> <p>(IFC 701.6 2021)</p>	<p>Findings during the reinspection were:</p> <p>1) Unable to provide last annual fire wall inspection (above ceiling tiles), and/or records of repairs conducted in the past 12 months. Inspection records only indicate that stairwells were inspected.</p> <p>2) Facility shall conduct an annual inspection of ALL fire walls and rated ceilings/corridor walls--accessible by the removal of , and maintain records of all repairs and firestopping materials use.</p> <p>*The facility completed the yearly inspection but did not indicate whether it passed, failed, or had any deficiencies.</p>
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2 Repair of penetrations

<p>Repair of penetrations. Where damaged, materials used to protect membrane- and through-penetrations shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.</p>	<p>Findings during the inspection were:</p> <p>Various unsealed barrier penetrations were found throughout the facility's rated corridor and corridor walls, due to piping, conduit, cables, and other penetrants--located above ceiling tiles, and through floor/ceiling and wall construction--firestopping required. Use of fire foam is prohibited.</p>
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This document was prepared by Residential Care Services for the Locator website.



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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 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901.</p> <p>(IFC 903.5 2021)</p>	<p>Findings during the reinspection were:</p> <p>1) Fire sprinkler system found yellow-tagged on 7/11/24 - no corrective service reports available, system remains deficient.</p> <p>2) Unable to provide fire sprinkler system documentation for the following:</p> <ul style="list-style-type: none"> - Corrected - Annual confidence test report for Feb. 2024 - Corrected
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5 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>	Corrected
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6 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>	Corrected
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7 Maintenance

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced. (IFC 915.6 2021 WAC)	Corrected
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8 Power Source

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 603. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only. Exception: Approved exit sign illumination types that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system. (IFC 1013.6.3 2021)	Findings during the inspection were: Multiple exit signs throughout the facility failed to be connected to a backup emergency power system provided either from storage batteries or unit equipment. The devices were previously tied to the emergency generator, however, the generator is no longer operationa
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9 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)	Findings during the inspection were: Unable to provide documentation showing that 30-second monthly battery testing of the facility's emergency lighting and exit signs has been performed in the last 12 months.
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10 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)	Corrected
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Next inspection scheduled on or after:

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 Damon Roberson
 2803 156 AVE SE
 Bellevue WA 98007
 (360) 584-4392

Signature

Jim Severa Exec Dir