



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

Business Name	Farrington Court Retirement Community	Provider Number	2145
Address	516 KENOSIA ,	Approval Status	Approved
City, State, Zip	Kent, WA 98031	Facility Type	Residential Care

On 06/15/2023 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

JUAN GONZALEZ
Signature

JUAN GONZALEZ Maintenance
Print Name and Title

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

[Signature]
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.



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Phone: (360) 596-3900

Business Name	Farrington Court Retirement Community	Provider Number	2145
Address	516 KENOSIA ,	Approval Status	Disapproved
City, State, Zip	Kent, WA 98031	Facility Type	Residential Care

On 05/01/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Administration

	<p>On 05/01/2023 an unannounced Fire and Life Safety Code inspection was conducted at Farrington Court Retirement 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 inspection:</p>
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2 Ash Trays

<p>Where smoking is permitted, suitable noncombustible ash trays or match receivers shall be provided on each table and at other appropriate locations.</p> <p>(IFC 310.6 2015, 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility's smoking area has a plastic garbage can where they dump the cigarette butts and ashes.</p> <p>Lighted matches, cigarettes, cigars, or other burning objects shall not be discarded in such a manner that could cause ignition of other combustible material.</p> <p>(IFC 310.7 2015, 2018)</p>
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3 Unapproved Conditions

<p>Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.</p> <p>(IFC 604.6 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The following locations have broken or missing receptacle covers:</p> <ol style="list-style-type: none"> 1. Electrical outlet in hall by room A002 2. Health and Wellness Director office - under desk 3. Executive Director's office - in corner (cable box)
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4 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 2018 WAC 51-54A)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide record of their annual fire wall inspection and/or repairs for all fire-resistant-rated construction.</p>
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5 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 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The family Advisor room has a penetration in the wall where it was cut to add wires. - By E.D's office</p>
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6 Door Operation

<p>Swinging fire doors shall close from the full-open position and latch automatically.</p> <p>(IFC 705.2.4 2018)</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. Salon 2. Building C walkway door - by C100 3. Private dining room door by reception
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7 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)	The following violation was observed at the time of inspection: The facility was unable to provide their annual fire sprinkler inspection documentation at the time of inspection to include their quarterly's.
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8 Fusible Link Maintenance

Fixed temperature-sensing elements shall be maintained to ensure proper operation of the system. (IFC 904.5.2 2009, 2012, 2015, 2018)	The following violation was observed at the time of inspection: The facility will need to have a heat survey performed for the commercial hood to determine the fusible link rating required for installation. There are currently three 450 degree links in place.
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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 2015, 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The fire extinguisher outside of the elevator room is outdated. - Cedar hallway - 1st floor</p>
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10 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 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide record of their annual inspection for their fire alarm system.</p>
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11 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 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The following locations do not have a carbon monoxide detector where gas fueled appliances are being used:</p> <ol style="list-style-type: none"> 1. Kitchen hot water closet - A & B hallway 100 2. Main laundry room
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12 Maintenance

<p>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.</p> <p>(IFC 915.6 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility was unable to provide documentation showing that testing of their CO detectors have been performed in the past 12 months.</p>
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13 Activation Test

<p>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.</p> <p>(IFC 1031.10.1 2018)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The facility failed to provide documentation showing that 30-second monthly testing of the emergency lighting has been performed in the last 12 months.</p>
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14 NFPA 80 Fire Door Inspection and Testing

<p>5.2.1* Upon completion of the installation, door, shutters, and window assemblies shall be inspected and tested in accordance with 5.2.4.</p> <p>5.2.2.4 A record of all inspections and testing shall be provided that includes, but is not limited to, the following information:</p> <ol style="list-style-type: none"> (1) Date of inspection (2) Name of facility (3) Address of facility (4) Name of person(s) performing inspections and testing (5) Company name and address of inspecting company (6) Signature of inspector of record (7) Individual record of each inspected and tested fire door assembly (8)* Opening identifier and location of each inspected and tested fire door assembly (9)* Type and description of each inspected and tested fire door assembly (10)* Verification of visual inspection and functional operation (11) Listing of deficiencies in accordance with 5.2.3, Section 5.3, and Section 5.4 <p>5.2.2.5* Upon completion of maintenance work, fire door assemblies shall be inspected</p> <p>4.4.1* Only labeled fire resistance "Crated or fire protection" C rated glazing material shall be used in fire door assemblies when permitted by the door listing. (See A.3.3.56, Fire Protection Glazing.)</p>	<p>The following violation was observed at the time of inspection:</p> <p>The Salon fire door is a rated door with no fire rated glass. The glass is tempered.</p> <p>The laundry room in the back has a small hole in the door. - by elevator room.</p> <p>The Dry storage room door has a small hole in the door.</p>
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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

JUAN GONZALEZ
Signature

JUAN GONZALEZ Maintenance
Print Name and Title

Deputy State Fire Marshal Cozetta Christian
2502 112TH E
Tacoma WA 98445104
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