



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

Business Name Franke Tobey Jones Home
Address 5340 BRISTOL ST ,
City, State, Zip Tacoma, WA 98407

Provider Number 000061
Approval Status Approved
Facility Type Residential Care

On 07/12/2018 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

Print Name and Title

Deputy State Fire Marshal Don West
2502 112TH ST E
Tacoma WA 98445
(253) 538-3124

Signature

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 Franke Tobey Jones Home	Provider Number 000061
Address 5340 BRISTOL ST ,	Approval Status Disapproved
City, State, Zip Tacoma, WA 98407	Facility Type Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

1 Admin New Requirements

<p>For your information:</p> <p>703.2 Opening protectives. Opening protective shall be maintained in an operative condition in accordance with NFPA 80. NFPA 80 Chapter 19 Installation, Testing, and Maintenance of Fire Dampers. 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.</p> <p>EFFECTIVE JULY 1, 2018. 907.10 National Institute for Certification in Engineering Technologies. 907.10.1 Scope. This section shall apply to new and existing fire alarms systems. 907.10.2 Design review. All construction documents shall be reviewed by a NICET III in fire alarms or a licensed professional engineer (PE) in Washington prior to being submitted for permitting. The reviewing professional shall submit a stamped, signed, and dated letter; or a verification method approved by the local authority having jurisdiction indicating the system has been reviewed and meets or exceeds the design requirement of the Washington and the local jurisdiction (effective July 1, 2018). 907.10.3 Testing/maintenance: All inspection, testing maintenance and programing not defined as "electrical trade" by chapter 19.28 RCW shall be completed by a NICET II in fire alarms (effective July 1, 2018).</p>	<p>The following violation was observed.</p> <p>The facility could not provide documentation of testing/maintenance of their fire/smoke dampers.</p>
---	--



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

Business Name Franke Tobey Jones Home	Provider Number 000061
Address 5340 BRISTOL ST ,	Approval Status Disapproved
City, State, Zip Tacoma, WA 98407	Facility Type Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

2 Maintenance

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. (IFC 0604.4, 2015)	The following violation was observed. The facility could not provide documentation of the annual fuel testing requirement for their emergency power generator. The facility could not provide documetation of the weekly and monthly inspections/testing.
---	---

3 Supervision of maintenance and testing.

Routine maintenance, inspection and operational testing shall be overseen by a properly instructed individual. (IFC 604.6 2012)	The following violation was observed. The facility could not provide documentation of the annual 90-minute emergency exit light testing.
--	---

4 Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. (IFC 605.1 2012, 2015)	The following violations were observed. An item has been broken off and stuck into the ground plug in the following location: 3rd floor memory care outlet on side of their kitchen. Electrical base heater cover is missing in the following location: 3rd floor staff break room.
--	---

5 Unapproved Conditions

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 605.6)	The following violation was observed. There is an open electrical junction box in the following area: 1st floor boiler room above entrance door.
---	--



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

Business Name Franke Tobey Jones Home	Provider Number 000061
Address 5340 BRISTOL ST ,	Approval Status Disapproved
City, State, Zip Tacoma, WA 98407	Facility Type Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

6 Fire Resistance Rated Construction - Maintenance

<p>The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers , floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Records of inspection 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. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.</p> <p>(IFC 703.1 2015)</p>	<p>The following violation was observed.</p> <p>There are wall penetrations in the following locations:</p> <p>3rd floor house keeping room ceiling.</p> <p>3rd floor ceiling outside the medical records office.</p>
---	---

7 Fire Protection Systems - Installation

<p>Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.</p> <p>(IFC 901.4)</p>	<p>The following violation was observed.</p> <p>The sprinkler head was covered in paint or plaster in the following location:</p> <p>1st floor laundry linen storage room.</p>
---	--



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

Business Name	Franke Tobey Jones Home	Provider Number	000061
Address	5340 BRISTOL ST ,	Approval Status	Disapproved
City, State, Zip	Tacoma, WA 98407	Facility Type	Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

8 Inspection, testing and maintenance.

Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

(IFC 901.6 2012, 2015)

The following violation was observed.

Please provide the 5-year internal pipe testing report dated approximately 2014.



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

Business Name	Franke Tobey Jones Home	Provider Number	000061
Address	5340 BRISTOL ST ,	Approval Status	Disapproved
City, State, Zip	Tacoma, WA 98407	Facility Type	Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

9 Carbon monoxide alarms.

<p>Existing Group I or Group R occupancies shall be provided with single station carbon monoxide alarms in accordance with Section 908.7. An inspection will occur when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720-2012 and the manufacturer's instructions</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. For other than R-2 occupancies, if the building does not contain a fuel-burning appliance, a fuel-burning fireplace, or an attached garage. 2. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, or electrical permits. 3. Installation, alteration or repairs of noncombustion plumbing or mechanical systems. 4. Sleeping units or dwelling units in I and R-1 occupancies and R-2 college dormitories, hotel, and DSHS licensed boarding home and residential treatment facility occupancies which do not themselves contain a fuel-burning appliance, a fuel-burning fireplace, or have an attached garage, need not be provided with carbon monoxide alarms provided that: <ol style="list-style-type: none"> 4.1. The sleeping units or dwelling unit is not adjacent to any room which contains a fuel-burning appliance, a fuel-burning fireplace, or an attached garage; and 4.2. The sleeping units or dwelling unit is not connected by duct work or ventilation shafts with a supply or return register in the same room to any room containing a fuel-burning appliance, a fuel-burning fireplace, or to an attached garage; and 4.3. The building is provided with a common area carbon monoxide detection system. 	<p>The following violation was observed.</p> <p>There is no CO detector in the following location:</p> <p>2nd floor LP Parlor room.</p>
---	---



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

Business Name	Franke Tobey Jones Home	Provider Number	000061
Address	5340 BRISTOL ST ,	Approval Status	Disapproved
City, State, Zip	Tacoma, WA 98407	Facility Type	Residential Care

On 4/3/2018 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
5. An open parking garage, as defined in the International Building Code, or enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be considered an attached garage (IFC 1103.9 2012 WAC 51-54A)	

Next inspection scheduled on or after: 5/3/2018

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

Vicki Weaver
 Signature

*Vicki Weaver - Building Services
 Coordinator*
 Print Name and Title

Deputy State Fire Marshal Scott Campos
 2803 156 AVE SE
 Bellevue WA 98007
 (360) 481-9360

[Signature]
 Signature