



FIRE PREVENTION DIVISION

1/22/2024

Fire Site #: FS09463

AVISTA DEVELOPMENT
COMMERCIAL BUILDING
PO BOX 3727
SPOKANE WA 99220

COMMERCIAL BUILDING : 325 E SPRAGUE AVE

The Spokane Fire Department (SFD) is starting its full Commercial building and multi-family inspection program to comply with the National Fire Protection Association (NFPA) Standards. Inspections of multi-family buildings will happen on an annual cycle, while other commercial occupancies will be inspected on a one, two, or three-year cycle depending on their hazard classification. The fee structure as passed in 2022 by the Spokane City Council is as follows:

- 0-10,000 Sq. Ft.- \$44.00
- 10,001-30,000 Sq. Ft. - \$202.00
- 30,001-100,000 Sq. Ft. - \$355.00
- Greater than 100,001 Sq. Ft.- \$512.00

This letter is provided as a courtesy of the SFD to offer you advanced notice that a fire company from the SFD will be conducting a fire and life-safety inspection of your building in the near future. This inspection is designed to minimize the occurrence of fires by identifying and abating hazardous conditions and by increasing fire prevention awareness of the occupants. **Please contact our office at (509) 625-7000 within 14 days to schedule the inspection.**

We are enclosing a checklist that lists the commonly found fire code violations and conditions that can contribute to fire ignition or spread as well as cause injuries. We encourage you to review the checklist before our arrival and correct any problems you find. Taking this action in advance should mean that the actual inspection would require less time for our crew, while providing a minimum of disruption for you. ***Your efforts could preclude the need for multiple re-inspections. Additional fees are incurred at a rate of \$105.00 per hour for the third inspection and every inspection afterward. No-shows count as a failed inspection.***

Thank you in advance for your attention. We appreciate your cooperation in helping us to minimize the occurrence of unwanted fires and injuries. If you have any questions or require further information, please contact the Fire Department at (509) 625-7000.

Respectfully,

Lance Dahl
Division Chief, Fire Marshal
Spokane Fire Department
firemarshal@spokanecity.org
O: 509-625-7040

Action Items

- Contact Spokane Fire Department to schedule your Building Inspection.
- Multifamily Only: Provide a 48-hour notice to your tenants. Ensure one smoke alarm in each bedroom and common area. One CO alarm in each unit.



FIRE SAFETY INSPECTION CHECKLIST

The occurrence of a fire in a multi-family residential unit can be devastating and disruptive to the occupants of the building or complex. Unlike fires in single-family structures, which normally impact only the residents of that home, incidents in multi-family residential units typically cause damage or displacement to those who live in apartments other than where the fire started.

EXTERIOR

- Are address numbers for the building or complex clearly visible from the street and legible at night?
All emergency vehicles (fire, police, or ambulance) must be able to find your building.
- Does each dwelling unit have an identification number?
- Is the area around your building(s) free of trash or combustible debris?
- Is the trash dumpster for your premises more than 5 ft. from the building's exterior wall, roof overhang, or openings like doors or windows?

FIRE EXTINGUISHERS

- Are there portable fire extinguishers mounted in your building?
- Is there a fire extinguisher within one flight of stairs and within 75 ft. of travel distance?
- Are all fire extinguishers readily accessible and visible to you and your building occupants?
- Have all fire extinguishers been serviced within the last 12 months?

ELECTRICAL

- Electrical extension cords are NOT to be used in place of permanent wiring.
- Do you know the location of your electrical panel and is a 3 ft. clear area maintained in front of it?
- Are all of the circuit breakers within the panel identified?
- Is there a cover on all electrical switches, outlets, and junction boxes?

EXITING

- If the power goes out, can you, your employees, and residents see well enough to get out of the building safely?
 - Emergency exit signage & Emergency Egress lighting- works on battery backup.
- Are all doors used for exiting unobstructed and in good repair? Self-closing mechanisms working?
- Is there a clear aisle or passageway to all exit doors?

DETECTION AND SUPPRESSION SYSTEMS

- If your building has a fire alarm system, has it been serviced within the last 12 months?
- If your building has a sprinkler system, has it been serviced within the last 12 months?
- If standpipes exist, have you had them tested within the past 5 years?
- Are all fire department pumper connections accessible and are all caps or covers in place?
- Does each apt. unit have a working smoke alarm and Carbon Monoxide detector?

MISCELLANEOUS

- Are there no more than 5 gallons of flammable or combustible liquids stored within your building?
- Are clothes dryers vented to the exterior and are filters cleaned?
- Is storage orderly and at least 2 ft. below the ceiling in your storage area?
- Are the keys current in your fire department lock box?
- Do you have a fire evacuation plan posted in a common area accessible to all tenants?